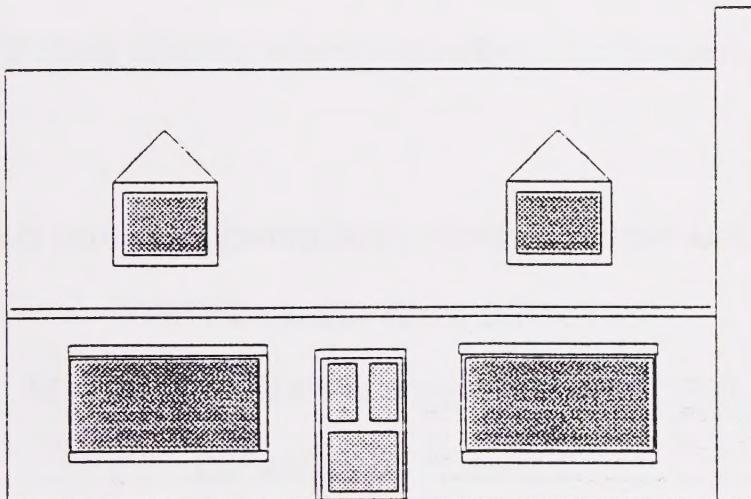


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YOLO COUNTY HOUSING ELEMENT



ADOPTED OCTOBER 1, 1991

1811, 1812, 1813, 1814, 1815

ACKNOWLEDGEMENTS

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

DICK CRAVEN, *CHAIR*
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MARCELO CAMPOS
JOE FALVEY
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*Housing Element Subcommittee/Resource members.

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JEFF GOLDMAN, *SENIOR PLANNER*
PAUL CUMMINGS, *PROJECT STAFF*

OCT 09 1991

PAULA COOPER, CLERK OF THE BOARD
BY Dixie M. Miller
DEPUTY

1 RESOLUTION NO.91-124

2 RESOLUTION AMENDING THE HOUSING ELEMENT
3 OF THE YOLO COUNTY GENERAL PLAN4 WHEREAS, Yolo County has previously adopted a General Plan;
5 and6 WHEREAS, the law permits a General Plan to be amended from
7 time to time; and8 WHEREAS, state planning law requires that housing elements of
9 general plans be reviewed and updated every five years; and10 WHEREAS, after receiving and considering the recommendation
11 of the Planning Commission made after a duly noticed public hearing
12 and after holding its own duly noticed public hearing, this Board
13 desires to further amend the County's General Plan by the adoption
14 of a revised Housing Element.

15 NOW, THEREFORE BE IT RESOLVED, as follows:

- 16 1. The Board finds that this general plan amendment will not have
17 a significant effect on the environment.
- 18 2. The Housing Element of the General Plan is amended to read as
19 is set forth in the document entitled "Yolo County Housing
20 Element," dated September, 1991, attached to this resolution
21 as Exhibit "1" and incorporated herein by this reference.
- 22 3. If any section, subsection, sentence, clause or phrase of this
23 resolution is held by a court of competent jurisdiction to be
24 invalid, such decision shall not affect the remaining portions
25 of this resolution. The Board of Supervisors hereby declares
26 that it would have passed this resolution and each section,

1 subsection, sentence, clause or phrase thereof irrespective of
2 the fact that one or more sections, subsections, sentences,
3 clauses or phrases be declared invalid.

4. The General Plan amendments and additions effected by this
5 Resolution shall take effect on October 31, 1991.

6 PASSED AND ADOPTED by the Board of Supervisors of the County
7 of Yolo, State of California, this 1st day of October,
8 1991, by the following vote:

9 AYES: Marchand, Thomson, Mast, DeMars.

10 NOES: None.

11 ABSENT: Cameron.

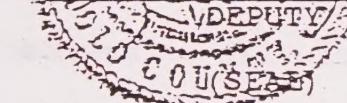
George R. DeMars.

12 CHAIRMAN, BOARD OF SUPERVISORS
13 COUNTY OF YOLO, STATE OF CALIFORNIA

14 ATTEST:

15 PAULA COOPER, CLERK
16 BOARD OF SUPERVISORS

17 BY Paula Cooper



27 APPROVED TO FORM:

Paul A. Khan

CHARLES R. MACK
COUNTY COUNSEL

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INTRODUCTION

The Housing Element of the Yolo County General Plan examines residential development within the County and sets forth local policies and programs to facilitate the conservation, improvement, and development of housing for all economic segments of the community.

This element presents policies and programs that are intended to guide the County in daily decision-making regarding the provision of residential services. These policies have been developed to reflect local economic and social attitudes in the community, and also to coincide with the attainment of state housing goals, which have been declared as follows:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

This Housing Element has been prepared in accordance with Article 10.6, Sections 65580-65589 of the Government Code, which was adopted by the California State Legislature in September, 1980.

ORGANIZATION OF THE ELEMENT

The Housing Element has been prepared in five parts, which are as follows:

Evaluation of Previous Housing Element - This section evaluates the goals and directives stated in the 1986 Yolo County Housing Element.

Community Housing Market Analysis - This section presents current and historical information on population growth, employment growth, household characteristics, and the housing stock within Yolo County. Categorical information presented throughout this section is used later in the document to support analysis or make projections.

Housing Needs Assessment - The section defines the short-term and long-term needs of the community in terms of total housing stock required and the affordability of specific income levels.

Constraints to Housing Delivery - This section provides a general discussion of governmental, market, and financial factors which influence the success or failure of a housing program. The purpose of this section is to make clear how these various constraints can affect a housing program.

The Housing Program/Strategy - This section summarizes major findings of the earlier housing assessment, sets forth County goals and policies, and outlines County objectives for addressing area-wide problems.

YOLO COUNTY'S REGIONAL HOUSING ALLOCATION

According to the requirements of state law, Yolo County must adopt as its housing goal the basic new construction need by income category calculated by the Sacramento Area Council of Governments in its 1990 Regional Housing Allocation Plan. (See Table 22, page 35.) This goal may vary from household projections prepared by the Department of Finance, and it is based on a different estimate of the number of dwelling units in 1990 than the Department of Finance projection.

CITIZEN PARTICIPATION

Yolo County residents were actively encouraged to participate in the drafting and review of the County's Housing Element, which was prepared under the direction of a citizen advisory committee, the Housing and Community Development Advisory Committee (HACDAC), which meets throughout the year. A subcommittee of HACDAC was established to draft the Element with the assistance of a consultant. The HACDAC subcommittee conducted four public meetings between January and April, 1991, at which residents of the County were invited to attend. The meetings were publicized in local newspapers, by the posting of notices in public places, and by written invitation to community planning organizations.

A draft Housing Element was presented by the subcommittee to HACDAC in March, 1991. HACDAC conducted two meetings to review the draft. A revised draft was then submitted to the Board of Supervisors for their review at public workshops held on April 16 and May 6. The workshop were publicized in local newspapers, by posted notice in public places, and by written invitation to community groups. HACDAC reviewed the revised draft on June 25 at a public meeting, prior to the Planning Commission and Board of Supervisors public hearings.

In addition to the above public participation during the preparation of the Housing Element, the Yolo County Planning Commission and the Board of Supervisors each conducted public hearings on the draft to receive formal comments from the public. These hearings were conducted on September 18 and October 1, 1991.

TIME PERIOD COVERED BY THE ELEMENT

This revised Housing Element covers the five-year period from July 1991, to July 1996.

REVIEW AND UPDATE OF THE HOUSING ELEMENT

The Housing Element will be revised again in five years (1996) in accordance with state law.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENT

The Housing Element is consistent with the other General Plan elements in the following ways:

- The residential land uses provided for in the Housing Element are consistent with the Land Use Element land use categories. Any changes in land use to accommodate the County's regional housing share would require a General

Plan and zoning change to ensure continued consistency. The Housing Element, at present, does not require any specific changes in land use.

- The amount of residential development required to meet the County's regional share of housing would be distributed in such a way that it would not have substantial effects on the County's regional circulation. Any local street improvements necessitated by new development would be provided by that development. It is not anticipated that residential development in the unincorporated area between 1991 and 1996 would cause local traffic to exceed levels-of-service objectives. The Housing Element is, therefore, consistent with the Circulation Element.
- The Housing Element is consistent with the Open Space and Conservation elements of the General Plan because no changes in land designated as agricultural preserves, or environmentally sensitive habitats have been proposed for residential development.
- The Housing Element is consistent with the Safety Element because no lands within a 100-year floodplain, with unstable soils, or within areas of high hazard for wildfires could be developed for residential use without appropriate mitigation measures.
- The Housing Element is consistent with the Noise Element in that no lands are proposed for residential use which would subject residential redevelopment to excessive levels of noise.

EVALUATION OF PREVIOUS HOUSING ELEMENT

The 1986 County of Yolo Housing Element established 22 separate goals and/or programs in which to direct County, State, and Federal resources during a five-year period, 1986-1991. Below is a restatement of each implementation program and then an evaluation of progress made toward achieving that goal.

CONSOLIDATE HOUSING AND CDBG PROGRAM DEVELOPMENT

PROGRAM 1: Establishment of a County-wide Housing Development Agency.

This program sought the creation of a county-wide Housing Development Agency responsible for securing funding and the administration of all available housing programs.

Progress to Date: There are currently three redevelopment agencies in Yolo County: Davis Redevelopment Agency, Woodland Redevelopment Agency, and West Sacramento Redevelopment Agency. These three agencies, however, deal exclusively with projects within their incorporated areas. In late 1988, the Development Assistance Corporation of Yolo County [DACYC] was established. The DACYC is a non-profit structured corporation established to develop housing under various federal programs and for future development projects such as day-care units. The activities and tasks DACYC is set up to undertake include:

- Site acquisition for new development.
- Acquisition of existing housing.
- Planning, financing, construction, ownership and management of affordable housing.
- Rehabilitation and the provision of equipment for residential units and related facilities.
- Utilize grants, incur indebtedness, issue notes and make loans to improve and increase the supply of affordable housing.

IMPROVE AND CONSERVE THE EXISTING HOUSING STOCK

PROGRAM 2: The State Community Development Block Grant.

The Community Development Block Grant program focuses on rehabilitation for low- and moderate income housing.

Progress to Date: Since 1986, Yolo County has rehabilitated the following number of dwelling units in the specified communities:

1986-1987 (prior to the incorporation of West Sacramento)

(Insufficient data to evaluate.)

1988-1990 (after the incorporation of West Sacramento)

There have been 41 rehabilitation loans: 14 in Esparto, 11 in Yolo, 11 in Knights Landing, and 5 in other communities.

PROGRAM 3: Rehabilitation Loans (HUD Section 312, Local Redevelopment Agency, CHFA Multi-Family Rehabilitation Program, and HCD Deferred Payment Loans).

Administer loans to households to improve housing units not meeting code standards or to alleviate overcrowding.

Progress to Date: The County was unable to make use of other funding programs because of the lack of funding for staffing necessary to research, prepare applications and implement these programs. In 1990, the County hired an additional staff person, whose responsibility is to coordinate applications and the administration of housing and community development grant programs.

PROGRAM 4: Special Circumstances Program.

Households living on fixed income are eligible for one-time grants, followed by annual smaller grants, to correct unsafe household conditions, increase energy efficiency, or prevent foreclosure.

Progress to Date: The Special Circumstances Program has been, and is currently, in operation through the Yolo County Welfare Office. The program offers households living on fixed incomes a one-time grant of a maximum of \$750, and a \$300 annual grant thereafter. Neither the County nor the County Welfare Office have records that would permit the County to determine the number of Special Circumstances Grants made in connection with the County's housing rehabilitation program.

PROGRAM 5: Housing Data Base Management System.

Through the use of a computerized data-base system, the County would have inventoried and established an up-to-date assessment of all housing units in the County needing rehabilitation.

Progress to Date: This program has not been implemented during the five-year period of the Housing Element. The County lacked the funding necessary to hire staff to develop such a data base.

There was, however, in the summer of 1990, a local land inventory study conducted for the community of Esparto as part of a CDBG planning study. The creation of a data base management system is still a legitimate goal if the County is able to fund the necessary staff time.

PROGRAM 6: Revision of Zoning Regulations.

The County would review and provide amendments to the local zoning ordinance to encourage housing rehabilitation.

Progress to Date: According to the Yolo County Community Development Agency, there has been no special review or amendments to encourage housing rehabilitation. The setback requirements for existing zoning regulations has not changed in the last five years. Property owners, can, however, apply for variances in the zoning regulations. The County did not revise the Zoning Code because the Board of Supervisors believes that existing buildings that do not conform to the Zoning Code should be treated on a case-by-case basis rather than given blanket exemptions. If this policy creates a substantial impediment to housing rehabilitation, however, it may be desirable to consider a Zoning Code amendment.

ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING

PROGRAM 7: HUD Section 8 Existing Rental Assistance.

This rent subsidy program is the main source of federal housing assistance for low income persons. The eligible tenant provides up to 30% of his monthly income for a rental unit and HUD makes up the difference.

Progress to Date: In 1986, the Yolo County Housing Authority was operating a program that had helped administer a total of 815 Section 8 certificates, of which 337 were in what is now the City of West Sacramento. As of the end of 1990, the Housing Authority had issued 18 certificates and vouchers for housing assistance to Yolo County residents in the unincorporated area.

PROGRAM 8: Construction of New Housing for Renters through the Farmers Home Rural Rental Housing (FmHA 515) Program.

Through the United States Farmers Home Administration, rental housing units would be constructed in rural areas for low- and moderate-income households in the County by for-profit and non-profit sponsors.

Progress to Date: The United States Farmers Home Administration sponsored one project during the five-year period of the Housing Element. Knights Landing Harbor,

a 24-unit rental unit for very low-income elderly residents, was financed through a 95% FHA loan of \$998,500.. The project was completed in February of 1990.

PROGRAM 9: Construction of New Housing for Renters through the California Housing Finance Agency (CHFA).

Through CHFA, private for-profit and non-profit housing sponsors secure below market interest rate loans to develop rental units. A specific portion of these units must be set aside for low- and moderate income households.

Progress to Date: There have been no multi-family housing units developed through CHFA in the unincorporated area during the five-year period of the Housing Element. The County has been willing to work with developers to use CHFA funding, but the financial feasibility of developing multifamily rental housing has substantially declined since 1986 due to changes in federal tax laws.

PROGRAM 10: Construction of New Housing for Renters through a Redevelopment Agency.

Through a redevelopment agency, developers would secure below-market interest rate financing to construct rental units for all income levels.

Progress to Date: There is presently no redevelopment agency for the unincorporated County area, and no tax-exempt bonds have been issued due to the inability of the County to develop a feasible administrative mechanism. The County did establish a redevelopment area in West Sacramento prior to its incorporation, but has been unable to study other areas that may be suitable for redevelopment. Redevelopment can be an important source of funding for housing programs, so if the County is able to fund the necessary studies prior the creation of one or more other redevelopment areas, Program 10 could still be a useful program.

PROGRAM 11: Construction of New Housing for Renters through a local Multi-Family Tax-Exempt Bond Program.

Through a locally-sponsored multi-family bond issue, housing units would be constructed for low- and moderate-income households in the County by private and non-profit sponsors.

Progress to Date: No tax-exempt bonds have been issued due to the inability of the County to develop a feasible administrative mechanism.

PROGRAM 12: Density Bonus Program.

The County shall consider a density bonus provision as part of the General Plan and Zoning Ordinance. This provision would allow for density bonuses in excess of 25%, or allow other incentives to developers for the provision of very low income housing units.

Progress to Date: There has been no specific density bonus provision created as part of the General Plan and Zoning Ordinance in the last five years because there was only one request for a density bonus. Two years ago, a 24-unit, elderly, low income project (Knights Landing Harbor) was constructed in Knights Landing that exceeded zoning units per acre requirements. This project was not the result, however, of a pre-established provision but more so of political decisions made during the development process. Because density bonuses will be an important part of the County's affordable housing program, an ordinance setting forth specific provisions for density bonuses would be desirable.

PROGRAM 13: Shared Housing.

The County shall assist non-profit housing agencies to establish a shared housing program for elderly residents by offering technical planning assistance.

Progress to Date: There is currently little documentation to show coordination between County and non-profit agencies in creating a shared housing program for elderly residents. The DACYC, however, is currently working with non-profit developers to construct low income elderly housing units in West Sacramento. The Yolo County Housing Authority has also worked with the County in constructing 48 housing units in Woodland. The Knights Landing project was not part of a shared housing program.

PROGRAM 14: Farmworkers Housing.

The County shall apply for grant and loan programs offered through the State Department of Housing and Community Development and work with private and non-profit sponsors to provide additional farmworker's housing in the agricultural areas of the County.

Progress to Date: There has been no additional farmworker's housing developed through grants and loan programs offered through HCD during the five-year period of the Element because the County has not been able to spend staff time negotiating with interested land owners and housing developers to make use of government programs. The County, however, has allowed the placement of permanent farmworkers housing trailers on farmowners' land, and there is also an application filed with HCD by the Yolo County Housing Authority for rehabilitation of the Madison Migrant Center.

PROVIDE ADEQUATE SITES FOR ALL TYPES OF HOUSING

PROGRAM 15: Eminent Domain Powers Available through a redevelopment agency.

A redevelopment agency was intended to be fully activated in late 1985 and with the powers of eminent domain in portions of West Sacramento and Broderick. This agency will pursue low- and very low- income housing development.

Progress to date: There are three redevelopment agencies in Yolo County, however, they are all in the incorporated cities of Davis, Woodland, and West Sacramento. The City of West Sacramento Redevelopment Agency has power of eminent domain within the City limits and sets aside 20% of tax increment revenue to acquire and construct low- and very low- income housing developments. Because West Sacramento incorporated in 1987, the Redevelopment Agency does not pursue projects outside the City limits unless there can be proven benefits to the City and the Agency. No projects or sites have been pursued or acquired for low- and very low-income housing developments during the five-year period of the Housing Element.

Until the County is able to determine the feasibility of establishing redevelopment areas in other unincorporated communities, the use of eminent domain powers is not an issue.

PROGRAM 16: Surplus Land Data Base Management System.

Through the use of a computerized data base system, the County would have inventoried and established an up-to-date assessment of all surplus land in the County potentially available for affordable housing construction.

Progress to date: As stated in the 1986 Housing Element, there are four (4) parcels of surplus land in Yolo County. The number of surplus parcels has not increased, so no computerized data base system is necessary.

PROGRAM 17: Construction of Conventional Subsidized Housing Units.

The County, through the Housing Authority, would continue attempts to secure and apply for federal funds for the acquisition of site(s) on which to build conventional public housing units for lower- and very-low income households.

Progress to date: Since 1986, \$2.2 million has been spent on 50 multi-family one- to five-bedroom units near the City of Winters. \$1.2 million dollars have been spent exclusively on 20, three- and four-bedroom units.

PROGRAM 18: Provision of Additional Rural Land for Multi-Family Units.

The County, through the Community Development Agency, would review and amend, where appropriate and necessary to meet the goals of providing adequate sites for affordable housing, the community plans in rural areas to permit development of higher density residential units.

Progress to date: In September, 1989, the Yolo County Board of Supervisors passed seventeen Minute Orders on the Growth Management Study. The Study had previously been called the Rural Development Study. The County has not definitely determined if these sites are, in fact, appropriate for non-agricultural development. The areas for possible development documented on the Growth Management Study map are:

- Arian Farms/Reiff
- Clarksburg
- Dunnigan
- Elkhorn
- Esparto
- Interstate 5 & Interstate 505
- Interstate 505 & State Highway 16
- Interstate 505 & State Highway 128
- Knights Landing
- Madison
- Monument Hills
- North side of Interstate 80
- Willow Slough at Rd. 27 & Rd. 102
- Yolo County Airport
- Zamora

In October, 1990, the Yolo County Development Assistance Corporation and the Yolo County Housing Authority prepared the County of Yolo Housing Site Study. The study reviewed a total of 105 sites owned by the County to identify areas that would be suitable for the development of transitional and homeless housing and housing affordable to low-income households. The study concluded that there are 9 "primary sites" with the greatest potential for development, as listed below. Those sites followed by an asterisk have not been declared surplus by the controlling public agency and may not be available for residential development. Several sites have tentative proposals for other land uses.

- Third St., West Sacramento*
- 221 Third St., West Sacramento
- Block between 3rd & 4th and B & C St., West Sacramento*
- 6th and Cross St., Woodland
- Beamer & Cottonwood St., Woodland*
- Beamer St. across from Public Works, Woodland*

- 1100, 1200, 1130 West Capital Ave., West Sacramento*
- 1124 West Capital Ave., West Sacramento*
- 1140 West Capital Ave., West Sacramento*

PROVIDE A MIX OF HOUSING FOR ALL INCOME GROUPS

PROGRAM 19: Housing Production for Homeowners Utilizing State Programs (CHFA Homeownership Program).

Through state sources, the County can encourage private developers to produce affordable ownership units. Under the CHFA program, the County works with the State and local developers to identify the appropriate developments for funding.

Progress to date: The table below shows the distribution of CHFA loans made for both new construction and resale single-family housing units. Of the nearly \$20 million in loans made in Yolo County between 1985 and 1991, approximately \$7 million was loaned in the unincorporated county area.

TABLE 1
CHFA HOMEOWNER LOANS, BY CALENDAR YEAR

<u>Year</u>	<u>New Const. Loans</u>	<u>Amount</u>	<u>Resale Loans</u>	<u>Amount</u>
1986	9	\$3,866,600	7	\$ 492,700
1987	27	\$2,048,498	69	\$5,238,941
1988	77	\$6,564,950	68	\$5,221,546
1989	77	\$6,674,471	53	\$4,192,561
1990	27	\$1,685,244	15	\$1,321,981

PROGRAM 20: Housing Needs Allocation Plan Update.

The County, working closely with the Sacramento Area Council of Governments, would review and update the existing Housing Needs Allocation Plan as appropriate.

Progress to date: The County cooperates with the Sacramento Area Council of Governments so that it can and will incorporate the SACOG population and housing projections into County planning programs.

ENSURE EQUAL HOUSING OPPORTUNITIES

PROGRAM 21: Fair Housing Services

The County would continue to support and promote the activities of the fair housing program and the Community Housing Resource Board.

Progress to date: In 1986, the County employed the services of a Fair Housing Specialist responsible for developing fair housing programs, disseminating fair housing information, surveying sites available for low- and moderate-income housing developments, handling discrimination complaints, coordinating fair housing educational programs with other agencies, assisting housing industry groups in implementing Voluntary Affirmative Action Marketing Agreements, promoting self-help and ownership housing opportunities for minority families, maintaining records on fair housing activities, and serving as staff to the Fair Housing Task Force (HACDAC). Since 1991, the program has also handled landlord-tenant disputes. The Fair Housing Program is supported financially by the County, the Housing Authority, and the cities of Woodland and West Sacramento. In 1990, the program handled 220 discrimination complaints, of which 20 percent were racial-related, 32 percent related to families with children, and 14 percent related to source of income. During the same period, 1,150 landlord-tenant disputes were handled. Between seven and ten percent of the cases handled by the Fair Housing Program are from residents in the unincorporated county area.

ENCOURAGE ENERGY CONSERVATION

PROGRAM 22: Energy Efficient Programs and Outreach Services.

The County would continue to support the cooperative agreement with the local non-profit corporation specializing in energy conservation programs and energy outreach services to promote these programs.

Progress to date: Energy conservation measures in Yolo County are now promoted almost exclusively through the utilities, for example, Pacific Gas & Electric. One of the primary non-profit corporations in 1986, the Peoples' Resources, is no longer in business. The contract with the Department of Economic Opportunity that Peoples' Resources honored has now been filled by North Coast Energy Services.

North Coast Energy Services began the contract in July, 1990, and offers both the State weatherization program and the Low Income Home Energy Assistance Program. The funding for the State weatherization program has dropped from \$160,000 +/- in 1990 to \$80,000 +/- in 1991. The LIHEAP program, which offers low-income residents a maximum stipend of \$300 a year, and Energy Conservation Improvement Program, which offers elderly residents assistance if their utilities have been turned off, expect similar cuts this year also. Both programs have primarily assisted renters in the incorporated area.

SUMMARY OF PROGRAM ACCOMPLISHMENTS, 1986-December 1990

Total Number of Dwelling Units Approved by Permit: 696

Total Number of Dwelling Units Rehabilitated (*government programs*): 90

Total Number of Section 8 Certificates: 18

Subsidized New Rental Units for Low/Very Low Households: 68

New Ownership Units Affordable to Low/Moderate-Income Household: (insufficient data to make this determination)

COMMUNITY HOUSING MARKET ANALYSIS

TABLE 1
VACANT LAND INVENTORY BY COMMUNITY AND ACREAGE

<u>Community</u>	<u>RS</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>Services*</u>
Benning Tract Sbdvsn	3.63	0	0	0	No
Capay	0	0	9.80	0	No
Clarksburg	0	0.17	0.27	0.18	No
Dunnigan	144.34	0	3.65	0	No
Esparto	0	0.16	4.04	0.60	Yes
Guinda	0	0	23.03	0	No
Knights Landing	0	2.43	0.92	5.58	Yes
Hillcrest Subdivision	4.90	0	0	0	No
Madison	0	0	0.96	0	Yes
Rolling Acres Sbdvsn	8.69	0	0	0	No
Rumsey	0	0	0	0	No
Willow Oaks	6.48	0	0	0	No
Yolo	0	0	5.81	0.62	Water
Zamora	0	2.63	1.88	0	No
Other	0	0	9.7	9	No
TOTAL	168.04	5.39	60.15	6.98	

* Public water and sewer system. Communities without such systems rely on private wells and septic systems.

TABLE 2
DWELLING UNITS CAPACITY

<u>Zone</u>	<u>Description</u>	<u>Ave Density</u>	<u>Total Units</u>
RS	Residential suburban	1.5 units/acre	210
R1	Single family	5.0 units/acre	25
R2	Duplex	8.0 units/acre	470
R3	Multifamily	20 units/acre	140
TOTAL			860

The dwelling units capacity shown above is the theoretical capacity that could be accommodated if all communities had urban water and wastewater service. Because the majority of the communities listed above do not have these services, most of the parcels will be limited in their development by the need for on-site septic systems. In addition to the communities listed above, the County has identified other areas (see page 11) that may be appropriate for urban development if required urban infrastructure and services can be provided.

TABLE 3
SURPLUS LAND IN YOLO COUNTY

BLM Tract in Western Yolo County:	2,500
Former military site, so. Davis:	320
Yolo County Parks Dept--Espero:	4
Yolo County Parks Dept--Guinda:	22

The California Department of Transportation confirmed in May, 1990, a surplus parcel of land:

Property adjacent to Yolo Bypass: 400 Acres +/-

The 400-acre property, adjacent to the north side of the Yolo Bypass on Highway 80, is entirely in a flood plain and is being proposed for sale to the Department of Fish and Game for wildlife habitat.

POPULATION CHARACTERISTICS

In 1980, the unincorporated area population was 18,519. In 1990, the Department of Finance estimated the unincorporated area population at 22,193, a gain of about 3,674 residents (20%). County-wide, the population increase between 1980 and 1990 was 23%.

At the same time, the average household size dropped from 2.86 to 2.71. The number of households residing in the unincorporated County area increased from 5,257 to 5,969 (5%).

The larger population increase than household increase was due to an increase in the group population in the unincorporated county area, from about 4,400 persons in March 1980 to 6,034 persons in January 1990 (as estimated by California Department of Finance). Further investigation will be needed to reveal the cause of this increase in group quarters population. One possibility is an increase in the number of farmworkers living in temporary quarters.

If the increase in the group quarters population is subtracted, the household population in the unincorporated County area actually declined slightly (by about 100 persons). This slight decline would be consistent with the ten-year trend of declining household sizes and little new development in the unincorporated county area.

The tables that follow exclude the City of West Sacramento from the Yolo County total, unless otherwise indicated.

The following table compares population growth in the unincorporated area with population growth county-wide, in the Sacramento region, and statewide. Population

growth in the unincorporated area, excluding the area now incorporated as West Sacramento, has been virtually stagnant over the past thirty years, while the County's population increased by 73%, the region's population by 113%, and the state's population by 88%.

TABLE 4
POPULATION COMPARISONS, 1960-1990
(Source: U. S. Census Bureau)

	<u>Yolo County</u>	<u>Sacto</u>	<u>Sacto SMSA</u>	<u>California</u>
1960	41,593*	80,537	625,503	15,717,205
1970	45,205	91,788	800,592	19,953,134
1980	43,847	18,519	1,014,002	23,667,902
1990	49,524	22,193	1,333,974	29,473,399

*Including West Sacramento

**Excluding West Sacramento

The Sacramento Area Council of Governments [SACOG] estimates that the unincorporated areas of Yolo County will continue to show little growth over the next 5 to 10 years. SACOG populations estimates for 1990, 1995, and 2000, are 22,193, 23,376, and 24,668 persons, respectively. Population projections for the same time periods for the entire county are 139,176, 152,000, and 167,400 persons.

TABLE 5
HOUSEHOLD CHARACTERISTICS

	<u>1980</u>	<u>1990</u>
Total Households:	5,668	6,290
Family Households:	4,462 (78%)	4,885 (78%)
Families w/Children:	2,580 (45%)	2,527 (40%)
Two-Parent Households:	2,165 (38%)	2,072 (33%)
Female HH w/Children:	295 (5%)	328 (5%)

Source: 1980 U.S. Census

Table 5 shows that there has been little relative change in the make-up of the population in the County since 1980, although the number of single-parent and female-headed households have increased.

TABLE 6
AGE OF POPULATION

	Unincorp		Total County	
	1980	1990	1980	1990
Under 19	39%	29%	31%	26%
19 to 24	11%	16%	15%	19%
25 to 34	14%	17%	19%	18%
35 to 44	10%	13%	14%	13%
45 to 64	18%	16%	13%	15%
65 to 74	5%	6%	5%	6%
Over 74	3%	4%	3%	4%
Median Age	24.9	25.2	27.5	27.5

Source: 1980 U.S. Census.

TABLE 7
SCHOOL ENROLLMENT CHARACTERISTICS, 1985 AND 1990

School	1985 Enroll	1990 Enroll	Capacity	Free Lunch*
Woodland School District				
Grafton (Knights Landing)	167	170	180	136
Laugenour (35% frm/Wdlnd)	161	175	196	220
Plainfield (65% frm/Wdlnd)	180	220	250	52
Willowspring (65% frm/Wdlnd)	280	293	300	180-185
Lee	938	967	---	---
Douglas	931	969	---	---
Woodland Senior	1,482	1,624	---	---
Community High	80	89	---	---
Independent High	---	---	---	---
Davis School District:				
Birch Lane Elementary	561	---	---	---
Fairfield Elementary	82	---	---	---
Esparto School District				
Esparto Elementary	---	---	---	---
Esparto Middle School	---	---	---	---
Esparto Community High	---	---	---	---
Madison Community High	27-30	---	---	---
Winters School District	---	190	(Students from uninc. area)	---

NOTE: dashed lines indicate that data was not available from school district. There are fluctuations in several of the schools, especially at the Esparto schools due to the migration patterns of agriculture workers who live in the migrant centers during the peak seasons.

TABLE 8
ETHNICITY IN YOLO COUNTY AND SMSA, 1980, 1990

	Unincorporated		Sacto MSA	
	<u>1980</u>	<u>1990</u>	<u>1980</u>	<u>1990</u>
White	77%	72%	83%	76%
Black	2%	3%	6%	8%
Asian/Pacific Islander	3%	8%	3%	9%
Native American	1%	1%	1%	1%
Other	17%	16%	6%	6%
Spanish Origin*	23%	25%	10%	13%

*Spanish origin is a separate ethnic category which includes all of the above categories of race.

Source: 1980 U.S. Census.

Since 1980, the percentage of minorities has increased, in particular persons of Asian origin and persons of spanish origin. The total white population declined to 69 percent of the unincorporated area population, while Asian-origin individuals increased to nearly nine percent of the population, and spanish-origin individuals to 25 percent of the population.

INCOME

Historically, median income in the unincorporated area has been near the region-wide median--\$16,092 in the County compared to \$17,318 in the Sacramento SMSA in 1980, about eight percent lower. The income in the unincorporated area is determined largely by those census tracts which contain the primary unincorporated communities: Esparto, Knight's Landing, Yolo, Dunnigan, and Clarksburg. Excluding Clarksburg, the median income in the unincorporated area was about \$15,000, fifteen percent lower than the region-wide median income. The median income in Clarksburg was about the same as for the Sacramento region. The following table shows the income distribution from the 1980 Census. Information on income from the 1990 Census was not available at the time the Housing Element was drafted.

TABLE 9
INCOME DISTRIBUTION BY CATEGORY, 1980

<u>Income Category</u>	<u>Yolo Uninc.</u>	<u>Yolo Co. Total</u>	<u>Sacto SMSA</u>
Under 25% of median (under \$4,330)	13%	13%	12%
25% - 50% of median (\$4,330-\$8,659)	15%	19%	12%
50% - 80% of median (\$8,660-\$13,854)	16%	19%	16%
80% - 120% of median (\$13,855-\$20,782)	16%	19%	19%
120% - 150% of median (\$20,783-\$25,978)	15%	14%	11%
150% - 200% of median (\$25,979-\$34,636)	16%	7%	16%
Over 200% of median (\$34,637 or more)	10%	9%	14%

(Median income for the Sacramento region was \$17,318 in 1980.)

Source: 1980 U.S. Census

For the purpose of evaluating housing needs and determining income eligibility for various housing programs, the unincorporated area population can be divided into four income groups:

- Very low-income: less than 50% of median income (\$0 to \$8,659 in 1980), which comprised 28% of the unincorporated area population in 1980;
- Low-income: 50% to 80% of median income (\$8,660 to \$13,854), which comprised 16% of the unincorporated area population in 1980;
- Moderate-income: 80% to 120% of median income (\$13,855 to \$20,782), which comprised 16% of the unincorporated area population in 1980; and
- Above moderate-income: over 120% of median income (more than \$20,782), which comprised 41 percent of the unincorporated area population in 1980.

The following table shows the range of monthly housing costs that could be afforded by these four income groups, in 1991 dollars, assuming that no more than 30% of income is devoted to housing expenses and that approximately 5% of income is spent on household utilities.

TABLE 10
AFFORDABLE HOUSING COST RANGE BY INCOME GROUP
(1991 DOLLARS)

<u>Income Group</u>	<u>Affordable Monthly Cost Range</u>	<u>Equivalent Rent*</u>	<u>Affordable Purchase Price**</u>
Very Low-Income	\$ 0- \$ 410	\$ 0- \$345	\$ 0- \$ 43,750
Low-Income	\$411- \$ 715	\$346- \$595	\$ 43,751- \$ 76,500
Moderate-Income	\$716- \$1,070	\$596- \$895	\$ 76,501- \$113,500
Above Moderate-Income	\$1,070 +	\$895 +	\$113,500 +

* Excluding allowance for monthly utility costs.

** Assumes an FHA-insured 30-year fixed rate loan at 9% interest with a 5% down payment

TABLE 11
PERSONS BELOW POVERTY IN YOLO COUNTY, 1980

All Persons Below Poverty Level:	16%
Families Below Poverty Level:	9%
Persons Over 65:	8%

The Sacramento region has experienced real income growth over the past decade. According to the California Department of Housing and Community Development income estimates, the median income for an average-sized household in 1990 was about \$32,000, or approximately 85% higher than the median household income in 1980.

The Franchise Tax Board reported that the average income of households filing joint returns in Yolo County was about \$27,000 in 1986. Average income has, historically, been about 25% higher than median income in Yolo County. If the rate of increase in income between 1980 and 1986 continued through 1990, the average income in Yolo County in 1990 would have been \$36,700, and the median income would have been \$29,000. This represents a 70% increase since 1980.

In Yolo County, income growth has followed economic development and employment growth in the cities. It is likely that income growth has lagged in the unincorporated communities of Yolo County, although such a trend cannot be established for certain until the detailed results of the 1990 Census are available.

At the same time as income growth has occurred in the incorporated areas, however, the county-wide welfare caseload has also increased. AFDC recipients have increased from 3,590 in 1987 to 4,156 in 1989 (25%), over double the overall rate of population growth. Food stamp recipients have increased by over 20% during the past three years.

In 1980, about 60% of the households in the unincorporated area (excluding West Sacramento) earned 80% or less of the Sacramento SMSA median income. Another 20% of the households in the unincorporated area earned between 80% and 120% of the region-wide median income. Low- and moderate-income households comprised 80% of the unincorporated area population, therefore, in 1980, compared to 60% county-wide and 58% regionally.

The following table shows the distribution of lower income levels based on family size for Yolo County in 1989.

TABLE 11
70% LOWER LIVING STANDARD INCOME LEVELS AND OFFICE OF
MANAGEMENT AND BUDGET (OMB) POVERTY INCOME GUIDELINES
FOR THE YEAR 1990

<u>HH Size</u>	<u>70% Lower Living Standard</u>	<u>OMB Poverty Level Income</u>
One	\$ 5,190	\$ 5,980
Two	\$ 8,510	\$ 8,020
Three	\$11,680	\$10,060
Four	\$14,420	\$12,100
Five	\$17,020	\$14,140
Six	\$19,900	\$16,180

Source: U. S. Department of Labor.

The higher of either the 70% Lower Living Standard Income Level or the OMB Poverty Income Guideline is used as a measure that qualifies an individual for economically disadvantaged status.

In 1980, almost one quarter (19.7%) of the residents in the unincorporated areas of Yolo County were overpaying for housing. Residents were considered to be "overpaying" for housing in 1980 if their housing expenses (rent or mortgage, property taxes, utilities) exceeded 25 percent of their income. As can be seen from the table below, there was a higher incident of overpaying occurring in households that are owner-occupied.

The percentage of income devoted to housing costs for homeowners is substantially affected by changes in interest rates (see Tables 20 and 21). The 1 1/2% drop in home loan rates between July and December of 1991 has increased the affordability of ownership housing for hundreds of thousands of California households.

TABLE 12
NUMBER OF HOUSEHOLDS PAYING IN EXCESS OF
25% OF INCOME FOR HOUSING (1980)

Renters		Owners		
<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
Total	2,681	48%	1,358	23%
Low Inc	2,587	66%	590	33%

Source: U.S. Census of Population, Housing Characteristics.

EMPLOYMENT

The Employment Development Department reported 46,700 jobs in the County in 1980. The California Employment Development Department (EDD) estimated the County's employment at 60,700 in 1988, an increase of 30%. The Department projects the county's employment to increase to 70,300 by 1993, for a five-year increase of 16%. Nearly all job growth is in the incorporated areas, with retail and wholesale trade, services, and government projected to experience the largest employment gains. Manufacturing, construction, and financial services employment are projected to experience moderate increases.

The agriculture industry will be the least favorable in terms of employment opportunities in the next 5 years and beyond. According to the California EDD, there are many factors growers face in the coming decade: "...growing opposition to pesticide use, increased government regulation, competition in the worldwide market, and increasing competition for available water." These problems are compounded by the fact that we are in our fifth year of a drought.

In 1989, the California EDD reported an unemployment rate of 6.3% for Yolo County, a little more than a percentage point higher than both Sacramento County, 4.9%, and the state, 5.1%.

The most current information on employment in the unincorporated area comes from the 1980 Census. At that time, 19 percent of the employed residents had managerial and professional jobs; 28 percent had jobs in technical trades, administrative support, and sales; 15 percent has service-related jobs; 11 percent had agricultural-related jobs, including nearly five percent as farmworkers; 16 percent had manufacturing-related jobs, and the remaining 12 percent of employed residents in the unincorporated area has jobs in precision production crafts and repair.

HOUSING STOCK CHARACTERISTICS

In 1980, the unincorporated area of Yolo County contained 5,668 dwelling units. In 1990, the California Department of Finance reported that the unincorporated area contained 6,322 dwelling units, an increase of about 654 dwelling units (11.5%), compared to a 24% increase (9,190 dwelling units) in the cities.

The table below shows the age of the 5,668 housing units in the unincorporated areas of Yolo County, almost half [2,833] of which were constructed over the past twenty years.

TABLE 13
HOUSING STOCK BY YEAR OF CONSTRUCTION
YOLO COUNTY (1990)

<u>Year</u>	<u>Number of Units Built</u>	<u>Percentage</u>
Before 1940	1,348	19.7%
1940-1949	499	7.3%
1950-1959	988	14.5%
1960-1969	1,328	19.4%
1970-1979	1,505	22.1%
1980-1989	1,016	14.9%
1990	129	1.8%
Total	6,813	100.0%

Sources: 1980 U.S. Census, Department of Finance (1991). Figures are for unincorporated county area without the now incorporated City of West Sacramento.

Of the 6,322 dwelling units in the unincorporated County area in 1990, 4,285 (67.8%) are detached, single-family homes, 160 (2.5%) are attached single-family homes, 366 (5.8%) are multi-family buildings of 2 to 4 units, 1136 (18.0%) are multi-family buildings of 5 or more units, and 375 (3.9%) are mobilehomes.

By 1996, SACOG and the California Department of Finance predicts that the total number of households in the unincorporated county area will increase to 6,474, requiring 7,045 housing units. The housing needs of each income group will be discussed later in this element. As noted on page 35, "Basic New Construction Need", the County's share of the region's additional housing units needed by 1996, according to the SACOG plan, is higher than the increase in households shown above.

In 1980, homeowners exceeded renters by 57.1% to 42.9%. The percentage of owners was slightly higher in the Sacramento Statistical Metropolitan Area [SMSA]--61%.

The table below also shows housing tenure for units throughout Yolo County, including the incorporated areas.

TABLE 14
HOUSING TENURE (OCCUPIED UNITS), 1980
County of Yolo and Sacramento SMSA

	<u>Renter</u>	<u>Percent</u>	<u>Owner</u>	<u>Percent</u>	<u>Total</u>
Yolo (Uninc.)	2,020	35.6%	3,237	57.1%	5,668
Yolo (all)	18,991	46.0%	22,313	54.0%	41,304
Sacramento SMSA	149,754	39.0%	234,087	61.0%	383,841

Source: 1980 U.S. Census Bureau.

The ratio of renters to owners in the unincorporated county area was little changed between 1980 and 1990. In 1990, 36.5 percent of households in the unincorporated county area were renter, and 63.4 percent were owner-occupants.

According to the Department of Finance, the vacancy rate in the unincorporated county area is 5.6%. This rate is down from 1989, when the vacancy rate in the unincorporated County was 6.1%. The 1990 Census reported a total vacancy rate of 5.9%, and vacancy rate for units actual available for occupancy of 2.0%. The rental vacancy rate reported by the Census was about 2.2 percent and for-sale vacancy rate was about 1.9%. The rate of units available for rent is substantially below the rate (about 5%) that is generally accepted as adequate for maintaining a competitive housing market. The table below shows that the total number of vacant housing units in Yolo County in 1980 was 310. The owner vacancy rate in 1980 throughout Yolo county area was 1.9% and the renter vacancy rate was 7.0%.

TABLE 15
VACANT UNITS AND VACANCY RATE
County of Yolo (Uninc.) and Sacramento SMSA

	<u>County of Yolo (Uninc.)</u>	<u>Sacramento (1980)</u>
	<u>1980</u>	<u>1990</u>
Total Housing Units	5,668	6,684
Vacant Housing Units	310	394
For Sale Only	43	72
For Rent	52	54
Held For Occasional Use	92	59
Other Vacant	123	209
Owner Vacancy Rate	1.9%	2.2%
Renter Vacancy Rate	7.0%	1.9%

Source: U.S. Census Bureau.

The following table documents the number and types of dwelling units approved for construction by building permit in the unincorporated county area between 1980 and 1990 and the number and types of dwelling units approved for demolition.

TABLE 16
RESIDENTIAL BUILDING AND DEMOLITION PERMITS

<u>Year</u>	<u>Building Permits</u>			<u>Total</u>
	<u>Single-Family</u>	<u>2-4 units</u>	<u>5+ units</u>	
1980	168	54	0	222
1981	54	72	0	126
1982	50	0	0	50
1983	151	14	39	204
1984	130	5	0	135
1985	83	30	244	357
1986	61	6	268	335
1987	43	0	0	43
1988	77	0	36	103
1989	110	10	24	144
1990	55	16	0	71

<u>Demolition Permits</u>				
1980	1	4	0	5
1981	8	0	0	8
1982	14	0	0	14
1983	3	0	0	3
1984	4	0	0	4
1985	7	0	0	7
1986	24	0	0	24
1987	11	0	0	11
1988	4	0	0	4
1989	4	0	0	4
1990	5	0	0	0

Source: Yolo County Planning and Building Department, 1991. Includes the City of West Sacramento up to its incorporation in 1987.

Two recently approved subdivisions in the County that will add to the housing stock are the Campos Subdivision and the Thomas Subdivision. The Campos subdivision is located in Esparto and allows for 65 separate units. The other subdivision is located in Clarksburg and involves the development of 9 individual lots on parcels that vary from 1.1 to 1.5 acres.

HOUSING CONDITION

In June 1990, a housing conditions survey was conducted by Connerly & Associates, Inc., for Yolo County. The survey includes results from all the following communities: Barthell Mobile Ranch, Capay, Clarksburg, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Rumsey, and Yolo.

Housing conditions are reported as one of the following: "sound", "minor rehabilitation", "moderate rehabilitation", "substantial rehabilitation", or "dilapidated". The rating system, which follows the requirements of the California Department of Housing and Community Development, assigns points to five major exterior elements of a dwelling unit: the foundation, roof, siding, windows, and doors. The results then fit the category definitions as follows:

- Sound: No repairs are required or, at most, only deferred maintenance is required. Deferred maintenance includes painting and patching.
- Minor: Requires deferred maintenance repairs of several components, including the replacement of siding, windows, or doors.
- Moderate: Involves the repair or replacement of two or more exterior components of a dwelling unit, such as roof replacement, foundation repair, window repair, or the replacement of siding.
- Substantial: Requires the repair or replacement of most structural components.
- Dilapidated: Requires the replacement of all exterior components, and is not financially feasible to repair.

The results from the survey by community are as follows:

TABLE 17
HOUSING CONDITIONS SURVEY, YOLO COUNTY, JUNE 1990

	<u>Sound</u>	<u>Minor</u>	<u>Moderate</u>	<u>Substantial</u>	<u>Dilapidated</u>	<u>Total</u>
Barthell Mobile Ranch						
Mobilehomes	0	180	0	0	0	180
Capay						
Single Family	15	2	4	4	3	28
Mobilehomes	3	0	1	0	0	4
Total	18	2	5	4	3	32
Clarksburg (S. F.)	105	2	7	8	0	122

TABLE 17 (Continued)
 HOUSING CONDITIONS SURVEY, YOLO COUNTY, JUNE
Sound Minor Moderate Substantial Dilapidated

Dunnigan

Single-Family	11	4	18	0
Multifamily	26	0	0	0
Country Fair Est	112	0	0	0
Total	149	4	18	0

Esparto

Single-Family	251	39	43	11
Multifamily	25	2	0	0
	291	0	0	0
Total	567	41	43	11

Guinda

Single-Family	29	6	6	3
Mobilehome	0	0	0	1
Total	26	6	6	4

Knights Landing

Single-Family	135	27	53	8
Mobilehome	1	0	0	8
Total	136	27	53	16

Madison

Single-Family	89	10	12	5
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Rumsey

Single-Family	11	12	4	0
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Yolo

Single-Family	35	11	16	5
Multifamily	2	4	16	0
Mobilehome	1	0	0	0
Total	38	15	32	5

YOLO COUNTY TOTAL

Single-Family	681	113	163	44
Multifamily	53	6	16	0
Mobilehome	408	180	1	9
TOTAL	1,142	299	180	53

HOUSING COST

The Yolo County Board of Realtors did not have enough listings over the past two years in the unincorporated area to show any meaningful housing costs trends. Newspaper listings from the Woodland Daily Democrat and the Davis Enterprise during the spring of 1989 and late fall of 1990 showed 35 homes for sale. Twenty of these homes were on large lots (over one acre). Of the homes without acreage, the asking prices ranged from \$51,000 to \$145,000. The average asking price was \$102,810, while the median asking price was about \$90,000. For homes with acreage, the asking prices ranged from \$84,000 to \$290,000. The average asking price was \$162,428, and the median asking price was approximately \$200,000. In addition, one mobilehome was listed for sale at \$13,500.

From the small amount of data available on home sales in the unincorporated area, it appears that homeownership opportunities are limited for lower-income households, even though the prices of those homes that are comparable in size and amenities to houses in Sacramento County are about 30% higher in Sacramento. To afford a typically-priced \$100,000 dollar home at current (January 1991) FHA terms--5% down; mortgage, taxes, insurance not exceeding 30% of income; 30-year fixed-rate loan at 9.75%--would require an annual income of at least \$37,000 per year. This figure nearly equals the median income for a family of four in the Sacramento region, as estimated by the California Department of Housing and Community Development.

About 60% of the households in the unincorporated county area, however, earn less than 80% of the median income. Only 25% to 30% of the homes listed for sale were within the price range that a low-income household could afford. Thus, while housing costs are lower in the unincorporated county area, the lower level of income still creates an affordability problem for Yolo County's low-income population.

The charts below illustrate how interest rates affect housing affordability. The income needed to afford is based on FHA terms and assumes that a household devotes a maximum 35% of its income to mortgage payments, taxes, and insurance.

TABLE 19
MONTHLY MORTGAGE PAYMENTS BY PERCENTAGE RATE OF
ORIGINAL LOAN AMOUNT

Interest Rate	Loan Amount				
	<u>\$60,000</u>	<u>\$80,000</u>	<u>\$100,000</u>	<u>\$120,000</u>	<u>\$150,000</u>
8%	\$ 440	\$ 587	\$ 734	\$ 881	\$1,101
9%	\$ 483	\$ 644	\$ 805	\$ 961	\$1,207
10%	\$ 527	\$ 702	\$ 878	\$1,054	\$1,317
11%	\$ 571	\$ 762	\$ 952	\$1,142	\$1,428
12%	\$ 617	\$ 823	\$1,029	\$1,235	\$1,543

Source: Financial Comprehensive Mortgage Payment Tables, Financial Publishing Company, 1978.

Table 20 illustrates the loan amounts for which households at various income levels can qualify. The assumptions underlying this analysis are that housing payments do not exceed 30% of gross household income and loan terms are 30 years at a fixed rate of interest.

TABLE 20
LOAN AMOUNTS FOR WHICH INDIVIDUALS
AT VARIOUS INCOMES CAN QUALIFY

Interest Rate	Income					
	<u>\$20,000</u>	<u>\$25,000</u>	<u>\$30,000</u>	<u>\$35,000</u>	<u>\$40,000</u>	<u>\$45,000</u>
9%	\$51,784	\$63,550	\$77,500	\$89,600	\$103,200	\$116,000
10%	47,480	59,349	71,219	83,089	94,959	106,829
11%	43,753	54,691	65,629	76,567	87,505	98,443
12%	40,503	50,635	60,761	70,888	81,015	91,142
13%	37,667	47,083	56,500	65,916	75,333	84,750
14%	35,166	43,957	52,748	61,450	70,331	79,122

Source: National Association of Home Builders

The Census Bureau reported a median home value, as estimated by owners, of approximately \$156,000 and a median rent of approximately \$365 in 1990.

HANDICAPPED

In 1980, there were 3,315 persons with a work disability in the unincorporated areas of Yolo County [including West Sacramento]. Of that number, 43.3% of all handicapped persons had a skeletal and/or muscular disability. The table below shows the distribution of persons in Yolo County with a work disability that were or were not in the labor force.

TABLE 21
WORK DISABILITY STATUS BY PERCENTAGE
Yolo County (All), 1980

With Work Disability	
In Labor Force	2.9%
Not in Labor Force	
Prevented from Working	3.8%
Not Prevented	1.0%
Total with Work Disability	7.7%

Source: 1980 Census

In 1988, the total number of persons receiving Supplemental Security Income for some type of disability was 2,472 persons. This included 2,384 disabled persons [2,288 adults and 96 children] and 88 blind persons (84 adults and 4 children). These were both up for the 1987 totals.

SPECIAL POPULATION GROUPS

ELDERLY

In 1980, 1,631 persons [8.2%] were age 65 or over. There were 6,279 elderly households [15.2%] in the total County. There were 124 elderly persons that were in income groups that put them below the poverty level, and 27 of these were householders.

In 1987, the number of persons receiving Supplemental Security Income reached a high of 1,120 in Yolo County. This was up from 1,072 persons in 1986, and above the 1988 figure of 1,114 persons. The Census Bureau reported 1,949 persons 65 years of age or more in 1990.

Because of the isolated nature of many of the county's unincorporated communities with respect to services needed by elderly residents, there may arise a need in the county for housing arrangements in which older residents with physical limitations have access to medical care and food service, possibly as part of a elderly housing development or as part of a mobile program. Elderly residents who are homeowners will likely need assistance in maintaining their homes, possibly including financial assistance. Because the majority of elderly residents are low-income, there will be a need for additional affordable rental housing in the unincorporated county area.

LARGE HOUSEHOLDS

In 1980, there were 1,787 households with five or more persons, or 11.4 percent of the population. Of this total, 713 were renters. In 1990, the number of such households decreased to 1,124, of which 408 were renters. Although the housing need among large households has decreased, there is still a sizeable number of such households in the unincorporated area. Households of five or more persons are more likely to be overcrowded. These households need dwelling units with three or more bedrooms, and although there is no shortage of such units in the County, the number of units affordable to low-income large families is limited.

FAMILIES WITH FEMALE HEAD

In 1980, there were 418 female heads of households, and 353 female householders had children under 18 years of age [84.5% of householders w/ children]. There were also 129 female-headed households below the poverty line. In all of Yolo County the

percentage of households that were headed by females was 8.9 percent. There are several factors which characterize female-headed households, according to the California Statewide Housing Plan (Phase I):

- They (female headed households) have a low homeownership rate.
- They tend to be younger.
- They tend to have children.
- They have low incomes and a high poverty rate.
- They are more often than not overcrowded, and they pay high percentages of income for housing.

In 1990, the number of female-headed households declined to 328. Female-headed households tend to be low-income and face greater difficulties in securing housing because of the presence of children. Their need is affordable family housing that is conveniently located with respect to child care.

HOMELESSNESS

In 1986, the number of homeless, marginally housed, and overcrowding households were estimated at 1,000. As of August, 1989, the Yolo County Department of Social Services intake and referral desk was serving approximately 370 persons per month who were considered homeless or marginally housed.

As of October 1990, the average number of homeless persons per month was estimated to be 800 in Yolo County, including 450 children. There are a number of services available to homeless individuals in the County (these services are located in the incorporated areas of the County, however). Services include the Cold Weather Shelter at the Yolo Wayfarer Center in Woodland, a hotel voucher program administered by a Davis non-profit group, and scattered housing units in Woodland and West Sacramento. The County contributes to the homeless service programs through a county-wide homeless services coordinator. The Census counted only 15 persons in homeless in the unincorporated county area in 1990, and no persons visible "on the street".

Between March and August of 1990, the Department of Social Services received 1,439 requests for assistance under the Isenberg Homeless Funds program. Of these requests, 1,378 were funded and 61 were denied. About 39% of the requests were from families receiving AFDC public assistance.

The Yolo Wayfarer Center reported serving 377 clients between April and August of 1990, and the West Sacramento Resources Center served 210 clients during this five-month period.

During the first six months of 1990, the Davis voucher program, STEAC, served 554 families with rent subsidies or hotel vouchers. The program provided nearly 26,100 shelter nights of assistance. This averages about 140 families served per night.

Homeless persons are housed throughout the County in 21 full-time housing units with an average of three beds per dwelling unit. The permanent housing units are distributed county-wide with ten in West Sacramento (families only), ten in Woodland (1 year family programs), and one in Davis. The Cold Weather Shelter in Woodland provides 20 beds a night from the months of November to February. The motel voucher program budgeted \$113,000 for emergency apartments during the 1990 and 1991 calendar years. According to the Yolo County Homeless Coordinator, however, this number is going to decrease significantly in 1991-1992.

Several sites have been identified in a study prepared by the Yolo County Housing Authority and the Development Assistance Corporation. (See Appendix A.) All of the most viable sites identified in the report are located in incorporated areas, although there are several less desirable sites in the unincorporated area.

It should be noted that in evaluating sites, the County assumed that homeless people do not distinguish between incorporated and unincorporated areas in determining where to take advantage of shelter and services. It is precisely because most of the social services available to homeless individuals are located in the cities that the most feasible locations for homeless shelters and transitional housing are also in the incorporated areas. From the perspective of the service providers, whether a client may have at one time lived in a city versus the unincorporated area is an artificial distinction that is of no practical significance. Attempts to identify whether long-term homeless clients, in particular, come from cities or the unincorporated area is futile because these individuals, by definition, have no home in either location.

FARMWORKERS

The most recent information on the number of farmworkers comes from the California Employment Development Department, which in 1988 estimated the number of employees in agriculture, forestry, and fisheries at 4,500, with a forecasted increase of 100 between 1988 and 1993. Because farmworkers tend to have the lowest incomes among all workers, they need housing affordable to households earning 50% or less of the median income.

There are two migrant housing centers administered by the Yolo County Housing Authority in the unincorporated county area. One of these centers is near the City of Davis, which has 75 units housing 386 persons. The other center is located near the community of Madison, which has 90 units and houses over 410 persons (this center had 87 units in 1985). Both of these centers are currently running at full capacity and have no further room for migrant families or individuals.

The migrant center near the City of Madison has been in need of rehabilitation for several years, yet the loan application sponsored by the Yolo County Housing authority has not been processed. The Madison Migrant Center will be a top priority for rehabilitation within the next several years, although the demand for migrant housing has been decreasing, according to statewide reports.

Some of the demand for migrant housing has been alleviated by permanent trailers put on the land by land owners and supported by the County. This may decrease some of the interest in the two migrant centers, yet there is still a large group of migrant families living on a seasonal basis in the two centers.

The October 12, 1985 issue of the California Farm Labor Report stated that there were 3,800 man-weeks of agriculture-related employment in Yolo County, of which 400 man-weeks were related to canneries. The September 12, 1989 issue of the California Farm Labor Report stated there were also 3,800 man-weeks of agriculture-related employment, and an additional 800 man-weeks related to tomato processing and canneries. According to these figures, then, the employment potential within Yolo County has only grown by 400 man-weeks a year in the commercial food processing industry.

OVERCROWDING

The Census Bureau reported 692 households with more than one person per room, the Census definition of "overcrowding". Of these households, 460 were renters. This number and percentage of overcrowded households has decreased since 1980, when there were 1,116 overcrowded households and 727 overcrowded renter households. Nevertheless, the number of overcrowded households is still substantial in the unincorporated county area, and the higher number of overcrowded renter households suggests that a need for additional affordable rental housing, particularly for larger household which face the greatest problems with overcrowding.

HOUSING NEEDS ASSESSMENT

REGIONAL HOUSING NEED

With little population and employment growth in the unincorporated area of the County, one might conclude that there is little need for additional housing. The unincorporated county's share of the regional need for new housing, however, is based partly on the spill-over effects of job growth in the cities, partly on the current unmet housing needs among the County's current low- and moderate-income residents, partly on the replacement and rehabilitation need of the current housing stock, and partly on population growth that can be expected to occur independently of employment growth.

As a consequence, the SACOG basic new construction need is higher than the increase in the number of housing units needed to accommodate projected household growth only.

The Sacramento Area Council of Governments projects that between 1989 and 1996, Yolo County will need to accommodate 892 additional dwelling units, or about 127 dwelling units per year. Of this total "basic construction need" (SACOG term), the following number of units should be affordable to each income group:

TABLE 22
REGIONAL NEEDS ALLOCATION FOR YOLO COUNTY

Income Category	1989-1996	1991-1996
Very Low	97 (11%)	69
Lower	143 (16%)	99
Moderate	219 (25%)	141
Above Moderate	433 (49%)	299
TOTAL	892	608

CONVERSION OF SUBSIDIZED HOUSING PROJECTS TO MARKET RATE RENTALS

There are no government-subsidized rental housing projects in the unincorporated county area that could convert to market rate rental housing within the next ten years. The lack of such housing was confirmed by contacting HUD, FmHA, HCD, CHFA.

CONSTRAINTS TO HOUSING DELIVERY

This section of the Housing Element looks at constraints to the housing market and in the region that may play an important role in the effectiveness of Yolo County to satisfy its regional housing needs. This section is divided into two parts: governmental and non-governmental constraints.

The ability of the County to accomplish its housing objectives will depend on a number of factors, some of which are beyond the County's direct control. There is no one constraint or factor that, if removed, will dramatically alter the ability of housing producers to meet the County's housing needs.

The production of housing is a complicated process affected by a number of governmental, economic, and private influences. Among these influences are the availability and costs of land, zoning and other development standards, availability and cost of providing infrastructure and services, the cost and availability of credit, the number of potential consumers with adequate incomes to purchase or rent the proposed housing, and the cost and availability of labor and materials. In addition to these measurable influences are more subtle, but often less quantifiable factors, such as community attitudes, environmental mitigation requirements, and even builder perceptions of the market.

The purpose of this section is to identify those measurable factors that have the greatest impact on the cost and availability of housing.

This chapter of the Housing Element assumes that the primary producers of housing are private developers. This statement may seem obvious, but it is important nonetheless. The reader of this document should not be misled into believing that because Yolo County has an obligation to accommodate its regional share of housing and to remove constraints to housing production, that the County takes on the responsibility of actually supplying the needed housing. While several of the housing programs discussed in the final chapter of this Element would require the County to become an active partner in the production and preservation of housing, the County's primary role is that of a facilitator for the private sector.

GOVERNMENTAL CONSTRAINTS

Agricultural Preservation Policy and the County's Growth Management Policies

Yolo County enforces a number of policies and regulations affecting land use and construction, including zoning regulations, building codes, subdivision standards, and development fees. Although these have definite impacts on housing cost and supply,

their effects are relatively minor in relation to the County's long-standing agricultural preservation policies and its planning policies for growth management.

Outside of existing cities and unincorporated communities, all land in the County is designated for agricultural use. The County has pursued a policy of directing new development to remaining vacant zoned residential, commercial, and industrial land within existing unincorporated communities, or to lands adjacent to cities. In addition, the development of land in the unincorporated communities is tied to the availability of adequate services and facilities.

As a consequence of the above, there is relatively little urban development in the "unincorporated" county area, as any development on land adjacent to a city occurs after the land is annexed to that city. This policy has three implications:

- The County does not provide for its regional share of housing in the unincorporated area, *per se*, because any such lands adjacent to cities become part of the incorporated area prior to development. Through this mechanism, the cities provide for most of the County's share of regional housing need, both in the incorporated and unincorporated areas.
- By depending on the cities to annex lands to meet county-wide housing needs, the county delegates a considerable level of discretion to the cities over the type and amount of housing constructed.
- Virtually no opportunities are created in areas of the county not adjacent to cities to provide for county housing needs not being met by the cities.

This growth management arrangement between the County and the cities did not evolve by accident, but by conscious policy. In terms of the financial feasibility and economies of scale in providing services and facilities, the County believes it is the most rational method of meeting development needs.

This policy arrangement has evolved for several legitimate reasons:

- It provides a rational and more cost-effective process for expanding urban infrastructure
- It contributes to the preservation of prime agricultural land elsewhere in the county by relieving urban development pressures outside of the sphere of influence of the cities
- It allows the cities to have some level of control over the development to which they will ultimately provide urban services

While the benefits of this county-cities arrangement are obvious from a land use planning perspective, as a consequence of the policy arrangement, the ability of the county to plan for and accommodate its regional share of housing for all income groups

has been severely hampered. Little planning has been completed for the development of necessary infrastructure and urban services that could serve housing development in the unincorporated areas (other than lands to be annexed to cities). This arrangement provides no guarantee that the cities will plan for enough development and annex sufficient adjacent lands to accommodate their fair share of housing plus most of the county's share as well.

Until the County can establish the necessary financing tools to provide urban services in unincorporated areas, there will continue to be few opportunities for large developments except on land adjacent to the cities.

The SACOG Housing Allocation Plan does not recognize the County's approach to growth management or the fiscal realities facing the County vis-a-vis the cities in accommodating development. Thus, the SACOG plan includes a regional share for the unincorporated County area that is not likely to be met under the present method of growth management. It is likely, however, that the total number of dwelling units approved by the County and each of the cities will equal the total SACOG allocation for all of the jurisdictions in Yolo County. The distribution of approved dwelling units, however, will vary to the extent that part of the County's share of new housing development occurs through annexation to the cities. State legislation which became effective this year (SB 2274 of 1990) allows jurisdictions to transfer regional housing shares in just such a manner through a formal agreement.

In sum, the County's policies regarding agricultural preservation and growth management function as a constraint to development in the unincorporated area (although they are, in part, a by-product of the physical constraint imposed by the lack of municipal facilities and services),

Codes and Code Enforcement

Yolo County, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The Yolo County Building Department currently operates under the 1988 edition of the Uniform Building Code (UBC), the Uniform Mechanical Code (UMC), the Uniform Plumbing Code (UPC), and the 1987 National Electrical Code (NEC). A further regulation for new construction is that buildings over 4,000 square feet require sprinklers and other emergency and fire preparedness measures. These housing regulations are minimums set throughout the state and do not, therefore, create specific constraints on one type of building or for one classification of buyer or renter. The sprinkler requirement should not affect low- and moderate-income housing costs, given the rather high minimum square footage at which this requirement becomes applicable. The requirement would not apply to single family homes.

Yolo county has no discretion to alter the uniform codes in their application to new construction, although the County does have some discretion over the standards required for the rehabilitation of existing dwelling units.

Zoning Regulations

Yolo County determines the number of housing units that can be built per acre through zoning regulations. The table below outlines the various zoning specifications that are used throughout the County. The majority of the residential zoned land in the rural county is zoned R-1, which, as is shown below, requires a minimum lot size of 6,000 square feet. At this lot size, up to seven dwelling units per net acre could be accommodated.

TABLE 23
ZONING REGULATIONS FOR ZONES PERMITTING RESIDENCES

<u>Zone</u>	<u>Min Lot Size</u>	<u>Minimum Width/Depth</u>	<u>Minimum Lot Area/DU</u>	<u>Maximum Density</u>
	<u>Interior</u>	<u>Corner</u>		
AGRICULTURE				
A-1 (Ag)	20 Acres min.	20 Acres min.*		0.25/ac
A-E (Ag. - Excl)	20 Acres min.	20 Acres min.		0.05/ac
A-GI (Ag. - Indus)	20 Acres min.	20 Acres min.		0.05/ac
A-P (Ag. - Pres)	20 Acres min.	20 Acres min.		0.05/ac
RESIDENTIAL				
RRA (Rural Res)	2 1/2 Acres	2 1/2 Acres	180ft/none	0.4/ac
R-S (Res Sub)	0.5 Acre	0.5 Acre	125ft/110ft	2.0/ac
R-1 (S Fam)	6,000 sq.ft.	7,000 sq.ft.	60ft(70**)/100ft	7.0/ac
R-2 (Duplex)	6,000 sq.ft.	7,000 sq.ft.	60ft(70**)/100ft	14/ac
R-3 (Multifam)	7,000 sq.ft.	7,000 sq.ft.	60ft(70**)/100ft	21/ac
R-4 (Multifam)	7,000 sq.ft.	7,000 sq.ft.	60ft(70**)/100ft	43/ac
PLANNED DEVELOPMENT				
P-D (Planned Dev.)	Flexible	Flexible		

* 5 acre minimum allowed with use permit.

**Minimum lot width for corner lots.

TABLE 24
SET-BACK REQUIREMENTS IN RESIDENTIAL ZONES
County of Yolo

	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side Yard</u>	<u>Lot Coverage</u>
R-S (Res-Suburban)	35 Feet	40 Feet	10 Feet	No Max.
R-1 (One-Family)	25 Feet	25 Feet	6 Feet	No Max.
R-2 (Duplex)	25 Feet	25 Feet	6 Feet	No Max.
R-3 (Medium-Density)	20 Feet	20 Feet	6 Feet	No Max.
R-4 (High-Density)	20 Feet	20 Feet	6 Feet	No Max.

The residential zones allow for a broad range of housing types and densities. Height limits for the multifamily zones (R-3 and R-4), allow for three- or four story-buildings, which provides sufficient flexibility for developers to construct a number of multifamily housing types.

It should be noted, however, that for the R-2, R-3, and R-4 zones, the maximum densities shown in Table 23 are theoretical limits under ideal conditions. The actual density at which projects are built will be determined by the configuration of a lot, the spacing between buildings, how parking is accommodated, and how minimum yard requirements are met. The financial feasibility of various construction designs will also affect the actual density at which a residential project is developed.

Typical development densities under conditions prevailing in the County, assuming the infrastructure is available are:

Single-Family:	4-5 dwelling units per acre
Duplex:	7-10 dwelling units per acre
Multifamily (R-3):	12-16 dwelling units per acre
Multifamily (R-4):	16-20 dwelling units per acre

PERMIT PROCESS AND DEVELOPMENT FEES

The table below shows many of the development fees that would apply to various types of new projects in the County or to possible annexations. These are application and permit fees that the County charges for various types of development approvals or reports. The fees are set at a level that allows the County to recover the cost of processing development approvals through its permit system.

TABLE 25
DEVELOPMENT PERMIT FEES, YOLO COUNTY, 1991*

<u>Planning Commission</u>			
Use Permits	\$871/\$1,744	Subdivision Map	\$787/\$1,574
Variance	\$590/\$1,177	Height Modifications	\$181/\$363
Parcel Map	\$450/\$771	Interpretation	\$249/\$579
<u>Zoning Administrator</u>			
Time Extension	\$ 44/\$130	Modification to Use Permit	\$257/\$515
<u>Staff</u>			
Certificate of Compliance	\$258/\$379		
<u>Site Plan Review</u>			
Residential	\$65/\$106		

TABLE 25 (Continued)
Planning Commission/Board of Supervisors

Reclamation Permits	\$6709	Use Permit	\$1,147/\$2,294
Zone Change	\$2,365/\$4,731		
Environmental Impact Report Processing			
Initial Study	\$80	Report Processing	\$3,810/\$7,608
Negative Declaration	\$58/\$115		
Minor General Plan Amendment		\$1,222/\$2,282	

Source: Yolo County Community Development Agency, effective May 6, 1991.

* First number is for individual fee, second is for business/corporate institution fee. The fees charged by the County are comparable to similar fees issued by cities in the County and by neighboring Sacramento County communities. In the chart below it can be noted that the Water Connection fees in Yolo County are higher than in all the neighboring communities, and the Sewer Connection fee in Yolo County is second only to Woodland.

TABLE 26
DEVELOPMENT FEES
Yolo County and Neighboring Jurisdictions - March 1988

<u>Type of Fee</u>	<u>Yolo County</u>	<u>West Sacramento</u>	<u>Davis</u>	<u>Woodland</u>	<u>Sacto</u>
Building Permit	\$559	\$650	\$463	\$495	\$385
Plan Check Fees	-----	560	560	450	200
Water Meter	-----	113	-----	-----	-----
Water Connection	1,600	1,255	250	200	1,500
Sewer Connection	850	520	.290	1,370	675
Storm Drainage	540	-----	635	1,607	-----
Park Dedication**	500	-----	333	550	500
Construction Tax	190	-----	2,940	660	385
Traffic Impact Fee	-----	-----	55	520	655
School Impact Fee***	2,700	2,700	2,700	2,700	2,700

- * Assumes a three-bedroom home, approximately 1,800 square feet, valued at \$100,000.
- ** Park land is dedicated as a condition of subdivision approval, but an in-lieu fee may be paid.
- *** School impact fees determined using \$1.50 per square foot of living area.

Source: City of West Sacramento Public Works Department.

On And Off-site Improvements

In addition to zoning regulations and development constraints, Yolo County, as is typical in most jurisdictions, has various on-and off-site improvement requirements. The tables below show the cost of several of the various improvements.

TABLE 27
DEVELOPMENT AND SITE IMPROVEMENT FEES
County of Yolo

Zoning Administrator

Off-Street Parking Modification	\$126.00
Fence Modification	\$126.00
Modification of Planned Development	\$187.00
Lot Line Adjustment	\$ 97.00
Appeals	\$110.00
Lot Line Administration	\$ 97.00
Lot Line Merger	\$ 97.00

Director

Parking Review	\$ 62.00
Accessory Building Setback Review	\$ 72.00
Lot Width/Depth Determination	\$ 32.00

Source: Yolo County Community Planning Department

Because Yolo County is a rural County its off-site improvements are not as stringent as in some other jurisdictions. There is, however, a minimum street right-of-way of 60 feet with a paved surface of 40 feet, curbs and gutters.

In addition to these fees, the County is now considering development impact fees in the unincorporated area, which would amount to \$1,349 per single family dwelling unit, \$1,042 per multifamily dwelling unit in structures of two to four units, and \$800 per multifamily dwelling unit in structures of five or more units. Although these fees are modest by comparison to fees in Woodland, Davis, and Winters, they have the potential, nonetheless, of increasing housing costs for low- and moderate-income housing projects to the extent they are not waived or reduced for such projects.

TABLE 28
BUILDING PERMITS ISSUED BY YEAR
CITY OF WINTERS

Year	Single Family			
	Detached	Attached	2-4 units	Multi-Family
1986	79	0	0	0
1987	84	0	0	0
1988	69	0	12	6
1989	145	0	0	0
1990	51	0	32	32

Source: City of Winters Building Department.

TABLE 29
BUILDING PERMITS ISSUED BY YEAR
CITY OF WOODLAND

Year	Single-Family	SF Attached	2-4 units	Multi-Family
1986	257	13	0	0
1987	311	11	0	0
1988	472	12	12	6
1989	239	10	0	0
1990	136	19	32	32

Source: City of Woodland Building Department.

TABLE 30
BUILDING PERMITS ISSUED BY YEAR
CITY OF DAVIS

Year	Single-Family			
	Detached	Attached	2-4 units	Multi-Family
1986	142	12	2	272
1987	248	10	2	574
1988	83	11	2	51
1989	169	5	9	0
1990	239	88	60	360

* Note: Other dwelling units - 19 bed and breakfast units in 1986. Source: City of Davis Building Department.

Designated Areas for Mobile Homes on Foundations

It was noted in the 1985 Housing Element that there were an adequate number of sites for the placement of mobile homes on foundations in residentially zoned districts (through the use of overlays). The following is the Yolo County zoning policy (Zoning Code, Title 8, Chapter 4) targeted towards mobile homes on foundations:

- A site plan for the installation of a mobile home on a foundation shall be approved if the following findings are made in the affirmative:
- That the mobile home owner has provided adequate written evidence that he or she owns or holds title to the real property where the mobile home is to be installed, and the installation of a mobile home on a foundation would no violate any covenant, condition, or restriction of record;
- That the applicant has provided written consent from any person who holds legal title to the mobile home to install the mobile home on a foundation system, such consent to be of sufficient specificity to enable the Director of Community Development to verify the consent;
- That the location of a dwelling on the proposed property is a permitted or accessory use in the zone or, if a conditional use permit is required, that such use permit has been issued and all conditions have been satisfied;
- That the property is zoned within a Mobile Home Combining Zone (MHF), or a mobile home on a foundation is a permitted or approved conditional use in the zone;
- If the property is zoned within a Mobile Home Combining Zone (MHF), and such zone embodies design standards for mobile homes, the mobile home proposed to be installed complies with the design standards applicable within the particular Mobile Home Combining Zone (MHF);
- That the parcel in question was created in conformity and compliance with all the requirements of the Subdivision Map Act of the State of California;
- That the proposed use is consistent with the General plan;
- That the proposed use conforms to all the applicable requirements of Federal or State laws or regulations and all other applicable requirements of the Zoning Code or General Plan. Such conformity shall be evidenced by the written comments of all agencies with jurisdiction regarding their requirements to insure compliance with the laws and/or regulations each enforces or by their absence of comment within the comment period;
- That the design of the proposed installation conforms to all the design criteria set forth in Article 5 of the Zoning Code; and

- That all other approvals and/or permits required for the particular parcel and installation in question to be issued by the County, except the building permit, have been issued and/or approved.

NONGOVERNMENTAL CONSTRAINTS

Development Costs

The development costs for housing throughout the County are affected by market trends and availability of building materials, labor, and land. Building materials could include primarily wood and wood-based products, although other materials such as cement and roofing materials play a role in the cost of housing. Builders in the Sacramento area have excellent access to these materials, due partly to the region's central location along two major highways (I-5 and I-80), and the growing population in nearby Sacramento.

Because of the continued growth in Sacramento and along the traffic corridors, the number of building suppliers has increased to support the market. Because of this fact and the relatively easy access into the County, building materials and, consequently, housing construction costs are lower in Yolo County than in other similarly rural counties.

The cost of labor is affected by factors such as the cost of living, which is much lower in the Sacramento area than in the San Francisco area or Los Angeles basin. This will be reflected in lower wage scales in the Sacramento area, which will in turn create lower wage scales in the less centralized County area.

Although there is a considerable amount of land in Yolo County, much of it has already been zoned as agricultural preserves. Much of the remaining residential land is affected by the existing water districts and their capacity for further growth. Many of the water districts, discussed in detail in the next section, are close to or at maximum capacity in terms of the number of units on existing sewer systems. The availability of annexation into an existing district is very difficult and costly, therefore directly affecting the potential that an area can be developed.

Cost Of Construction

Several homebuilders who have recently constructed housing in Yolo County were contacted to determine typical construction costs in the unincorporated County area. The typical construction cost of 900 square foot rental apartment would be \$40,000, excluding the cost of land. The land cost per dwelling unit would add \$6,000. When developer fees and builder's overhead and profit are included, a basic two-bedroom apartment would cost a minimum of \$525 to \$545. For single family dwelling units, the typical land cost is \$45,000 per acre, or \$7,500 per lot at 6 units per acre. This land

cost estimate is based on information provided by developers of the only two recent subdivisions in the unincorporated county area. This figure may or may not reflect future land costs. Construction costs for a basic tract house would be \$65 per square foot, exclusive of developer fees, and \$90 per square foot for a custom home. A 1,500 square foot three-bedroom, two-bathroom house would cost \$97,500 to construct, exclusive of land, fees, and builder overhead and profit. The greatest cost barriers, in the opinion of the homebuilders contacted, are the low densities required in most parts of the County due to the lack of water and sewer facilities.

Utility Constraints

One of the constraints in meeting the housing needs for Yolo County is the cost of developing water and sewer on a purchased lot. Within the unincorporated areas of the County there are five separate water districts, however only four have centralized water systems. The five districts are: Esparto Community Services, Dunnigan Water District (agriculture water distribution only), Madison Service District, Knights Landing Service District, and Cacheville Service District (Yolo and surrounding areas). The hookup and construction costs vary in each different district.

Dunnigan Water District monitors only agriculture water use and, therefore, a new home builder must have the septic system and well dug privately. This cost varies with soil type and house size, but runs, on average, \$3,000 plus planning fees for both the septic system and the well.

Cacheville Service District provides water and sewer to the areas in and around the town of Yolo. Currently there are 130 units on the central system, which has been engineered to provide for all the developable lots in the area (150 to 175 total units).

Esparto Community Services monitor water and sewer rates in the Esparto area. Annexation fees for water are \$4,341 an acre plus \$782 a unit, and the fees for sewer are \$1,966 an acre plus \$628 a unit. The existing system is built to handle the lots now in the city limits and in the older areas of town that have not been developed but has a maximum of about 655 units total.

Knights Landing Service District provides water and sewer for approximately 1250 persons in the Knights Landing area. The hookup costs run about \$1,500 for both water and sewer, and there are only about 60 empty lots in the existing system. The initial system was designed with a capacity of around 1,300 persons and, thus, the current system is very close to, if not already at, capacity.

Availability of Financing

There is no data to indicate that financing is less available in the unincorporated county area than elsewhere in the region or the state. The ability of low-income households to finance home improvements is limited, however, by their inability to meet the income and credit requirements of most conventional lenders. National financing trends, including federal banking and savings and loan regulations, have decreased the amount of financing available to home builders, and this has lead to a reduction in the amount of capital in some parts of the state. The County has not control over this national trend, except to be able to increase the amount of capital available to builders of low- and moderate-income housing through the issuance of tax-exempt bonds.

RESIDENTIAL ENERGY CONSERVATION

State law requires local governments to implement energy conservation standards for all new residential development. While energy efficient construction could have an impact in reducing the utility bills for many new home buyers, it could also increase the total cost for construction. Another form of residential energy conservation would involve the addition of energy efficient improvements to existing housing units (retrofitting).

According to The Solar Syndicate in Sacramento, the cost to install a solar water heating system composed of two 4' by 8' solar panels, an 80-gallon hot water tank, pump, pipe, and insulation was \$3,000 in 1986. This will adequately heat approximately 100 gallons of water per day, enough hot water for a typical three-bedroom house. Timing switches on hot water heaters will further save energy.

In 1986, depending on the previous utility bills, and because of the 10% state solar tax credit, this system could pay for itself in as little as six years. As of January, 1991, the aforementioned system could be installed for \$3,300 including materials and labor; however, there is less incentive to do so than there was in 1986. Since utility companies are offering cost saving programs, solar panels are being used, if at all, almost exclusively in new home construction.

Energy conservation measures that are sponsored by the utilities, specifically PG&E, include the Direct Weatherization Program [Energy Partners Program] for low income residents and T-Cap, a program that replaces outdated furnaces for elderly residents. Both of these programs are applicable only to residents who either meet the low income guidelines or, for the T-Cap program, are elderly low-income homeowners.

Additionally, PG&E has a program to offer low income households a rate that is 15% less than would be normally charged. PG&E also offers free energy audits and consultation on energy conservation programs to its customers.

Energy Efficiency administered by the County of Yolo

The Yolo County Zoning Code (Title 8, Chapter 7) provides mandatory energy efficiency measures that apply only to multi-family dwellings constructed after 1978. These requirements are in addition to state energy conservation standards. These mandatory measures are intended to keep the cost per unit under \$300. The basic energy efficiency measures identified by the County include:

- Ceiling insulation.
- Weatherstripping.
- Water heater insulation blankets.
- Insulation.
- Low-flow devices for shower heads.
- Shading.
- Caulking and sealing.
- Uninsulated supply heating and cooling system ducts and plenums.

HOUSING GOALS, POLICIES, AND PROGRAMS

This section of the Housing Element contains the County's goals, policies, and proposed plan of actions to implement those goals and policies. The goals and policies reflect the needs identified previously in the Element. Each proposed implementation program contains a description of the intended action, an explanation of the agency responsible for administering the program, possible sources of funding (if applicable), the timeframe during which the program would take effect, and anticipated results. Whenever possible, the anticipated results have been expressed in quantified terms.

Many of the programs contained in the Element are continued from the County's 1985 Housing Element. Other programs are new to the 1991 Housing Element. New programs are shown in bold print so that the reader can distinguish these from those programs to be continued from the 1985 Housing Element.

The County will endeavor to accomplish the following programs within its financial ability to do so, including the ability to use staff time not compensated by fees for program administration, and other financial limitations facing Yolo County.

GOAL ONE: TO PROVIDE FOR THE COUNTY'S REGIONAL SHARE OF NEW HOUSING FOR ALL INCOME GROUPS

POLICIES

Policy One. Evaluate changes in community general plans for their effect on the County's ability to meet its regional share of housing.

Policy Two. Evaluate current zoning to ensure that sufficient land is zoned at various densities to meet the County's regional share of housing.

Policy Three. The County will determine, based on the above community plan and zoning analysis, if there are any deficiencies in land zoned for specific types of housing and in what communities these deficiencies exist.

Policy Four. Zoning for residential development will emphasize development within or adjacent to existing communities or cities, and where public facilities and services can be extended or provided.

Policy Five. Identify sites that are suitable for multifamily and self-help single family housing.

APPENDIX B
BOARD OF SUPERVISORS
Yolo County, California

Meeting Date: September 26, 1989

To: CAO

Co. Counsel

Auditor

Public Works

Cmty. Devel.

Cmty. Part.

Health Services

Personnel

Social Services

Entry No. 8

Minute Order No. 89-554: At the conclusion of a public hearing, the Board took the following actions on the Growth Management Study:

- A. Approved the Growth Management Study Map as directed by Minute Orders 89-450 through 89-466 which includes the areas in Clarksburg and Arden Farms near Monument Hills.
- B. Adopted Planning Commission Resolution 89-4-6-89-E2, consisting of Planning Commission Resolution 84-6-89-E2 with the amendments thereto specified in the report.
- C. Directed the Community Development Agency to process ordinance revisions to further implement the County's basic policy support for agricultural production and the protection of prime farm lands. The list of ordinances includes:
 1. A "Right-to-Farm Ordinance" as the Board has discussed and directed.
 2. Enabling legislation to facilitate the Land Trust concept. This ordinance shall include donation and or purchase of conservation easements, transfer or purchase of development rights, mitigation and or impact fees for development or agricultural land conservation and the creation of special tax or Mello Roos districts.
 3. Revisions to the Agricultural Preserve Zone as are being discussed by the Blue Ribbon Williamson Act Task Force Committee. This may possibly include criteria for getting property in or out of the Act; uses that may be allowed in the A-P Zone once property is under the Act; a Williamson Act Cancellation and Non-Renewal Ordinance; and an Environmental Monitoring Plan and Cost Recovery Ordinance.
- D. Reconsidered the Elkhorn area as specified in the Board of Supervisors minutes of the August 1, 1989 meeting. Approved the staff recommendation that the Elkhorn area be placed on the map as an area proposed for development study is funded and for which a privately funded General Plan review is sought.
- E. Directed the Community Development Agency staff to have copies of the Growth Management Study Map and Planning Commission Resolution available to the public.
- F. Directed the Community Development Agency to add a statement on the map indicating that the County is not initiating General Plan amendments for these areas; that it is understood that not all the areas shown on the map need or may be appropriate for development, and that the development community must fund the needed studies and show how it is in the community's benefit in considering General Plan changes that are in any of the areas shown on the map.
- G. The County is at all times in control of the planning process. Requests for proposals, contracts for consultant services and environmental impact reports, the monitoring of those contracts and those environmental impact reports and the planning process are at all times under the control of the County of Yolo as provided for in government law, CEQA law and county ordinances.
- H. Declared land use planning is an evolutionary and changing process; therefore the Board reserves the right to modify, add to or delete from any decisions made in these matters to best reflect the then current understanding or changed conditions.

MOTICH: DeMars. SECONU: Marchand. ATES: Thomson, Mist, Marchand, DeMars.
HOES: Cameron.

IMPLEMENTATION PROGRAM

PROGRAM ONE: Provide Adequate Sites for Housing

Description. As previously documented, there are approximately 250 acres of vacant land available in the county zoned for residential use. Of the remaining 633,196 acres, 461,092 (73%) are in agricultural reserves. The agricultural reserves lands represent about 81 percent of all agriculturally- zoned land in the unincorporated county area. The SACOG projection of the County's basic new construction need is 892 dwelling units between January 1989 and July 1, 1996. During 1989 and 1990, the County approved permits for 215 dwelling units, leaving a total of 677 units as the County's unmet housing need through July 1, 1996.

The supply of developable land with adequate infrastructure zoned for residential use in the County is a limiting constraint, but, as previously discussed, the capacity of this land for residential development is limited by the absence of urban services, especially for multifamily housing projects that could serve low-income households.

The lack of adequate infrastructure in the unincorporated County area is, in part, a consequence of County land use policy and the policies of the cities in Yolo County. The policy arrangement between the County and the cities, as discussed in the constraints section, has been that urban development should occur adjacent to existing cities. This joint policy is not designed to limit the overall amount of growth in the County, but to channel growth to those areas where infrastructure can be provided most economically. A recent example of this policy in action was an agreement by the City of Davis in 1990 to annex 528 acres of land on the northeast boundary of the City for urban development.

Through this arrangement, development county-wide can continue, although that portion of the growth which might otherwise be "credited" to the County will eventually become part of cities. The SACOG plan does not recognize this policy arrangement, so that a substantial portion of the County's share of the regional housing need, while showing in the SACOG plan as taking place in the unincorporated area, will actually occur in the cities through the annexation of unincorporated land adjacent to the cities. Through annexation, the cities provide their SACOG share plus the majority of the County's share of housing. The constraints section of the Housing Element shows the number of dwelling units approved by permit in the cities in comparison to the their SACOG regional share.

While annexation will account for a substantial portion of the County's share of housing, Yolo County recognizes that it cannot rely on the cities to provide for all of its share of housing as well as their own share. The County will not ignore its responsibility to facilitate housing development in unincorporated communities and to plan for the long-term need to improve infrastructure in these communities to allow additional growth. The County also recognizes its responsibility to facilitate the development of low- and moderate-income housing in the unincorporated area, especially to the extent

that housing development in annexed areas does not provide for the County's share of such housing.

To improve the capacity of vacant sites in the unincorporated area, the County will apply for available state and federal funding for water, sewer, and storm drainage improvements that would make low- and moderate-income housing feasible. As such funding is extremely limited, the County will have to evaluate methods of providing such needed facilities through private financing as well.

As part of a long-range plan for improving the development potential of residentially-zoned land, the County will seek funding from the state for a planning grant to prepare a specific plan and facilities plan for the financing of needed facilities that would serve low-income housing.

Administration/Funding. The Community Development Agency will apply for funding from the State of California and, if funded, prepare a facilities plan. **Staffing** costs for this program are to be covered by the planning/technical assistance grant.

Timeframe. Application to be submitted in 1992. Plan to be completed by December 1993.

Expected Results. A plan showing the public facilities needs and providing for the financing of needed infrastructure.

PROGRAM TWO: Surplus Land Data Base

Description: One possible source of land for residential development is surplus land held by public agencies in the unincorporated county area. Public agencies which may hold developable land include school districts, special districts, the federal government, the state of California, and the County.

In 1990, the County (assisted by the Housing Authority and the Development Assistance Corporation) completed a study of vacant government land that may be suitable for the development of homeless facilities or transitional housing for homeless individuals and families. The study identified 105 potential sites, thirty of which have development potential. Of these sites, nine were identified as having the most potential for use for homeless/transitional housing.

There are other sites which may be suitable to low- and moderate-income which the County will evaluate as well. Once these sites are identified, the County will determine their development suitability, the ownership status, and their potential for sale or transfer for residential development, either by a public agency, a private developer, or a non-profit corporation.

Administration/Funding. The Community Development Agency will direct the site evaluation based on information collected from the low-income housing site study. Any additional sites will be identified. Some additional staff time will be necessary to undertake this evaluation, which could be funded from the Department's general operating budget, from CDBG program income, or as part of a 1992 or 1993 CDBG Planning/Technical Assistance Grant. Staff time to complete this study is estimated at 120 hours.

Timeframe. Complete site evaluation by December 1993.

Expected Results. Identification of government agency sites that may be used for low-and/or moderate-income housing.

PROGRAM THREE: Community Plan and Zoning Consistency

Description. The General Plan for the County is based on a number of community plans for specified unincorporated areas. These plans address land use and other issues reflected in the County's General Plan. Local zoning must be consistent with these plans. During the development and revision of these community plans, the County must ensure that local land use policies, and any changes in zoning to reflect those policies, are not only consistent with the community's development goals, but with the county-wide housing goals and the County's regional share of housing for all income groups.

As part of the community planning process, the County will ensure that goals, policies, and implementation measures for community plans are consistent with county-wide housing goals and needs.

Administration/Funding. The Community Development Agency is the responsible agency for county planning and will implement this consistency review as part of its on-going planning responsibility. No additional staff time would be required.

Timeframe. July 1991 to June 1996, and on-going.

Expected Results. Consistency of community plans with county-wide housing goals.

PROGRAM FOUR: Development of Sites for Multifamily Housing and Self Help Housing

Description. The most critical needs in the unincorporated county area are affordable multifamily rental housing and large family housing, especially for low-income families. Because there are a limited number of sites with suitable physical and environmental characteristics that can be provided with the necessary public facilities, the County must encourage the most productive use of these sites. Multifamily rental housing does not

typically provide dwelling units for large families, so the County must also encourage ownership opportunities for families.

The County's primary strategy will be to encourage small-scale multifamily projects and self-help ownership housing located in those unincorporated communities that are closest to employment and services. By focusing on a number of small projects, the County can ensure that no one community receives a disproportionate share of the multifamily and self-help housing, while at the same time accommodating development within the limits of the available infrastructure.

To encourage multifamily and self-help projects, the County will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, and waive fees for low-income dwelling units. These options are discussed more completely under Goal Two.

This strategy will be necessary over the five-year period covered by this housing element, because it is unlikely that any substantial improvement in infrastructure capacity can be achieved within that timeframe. Over a longer period of time, improvement in public facilities can be accomplished as discussed in Program One of Goal One.

Administration/Funding. The Community Development Agency will carry out this program as part of its on-going planning activities. Staff time for implementing this program is covered under Goal Two.

Timeframe. July 1991 to June 1996.

Expected Results. Development of 100 units of multifamily housing, of which 25% would be affordable to very low-income households, 50% affordable to low-income households, and 25% affordable to moderate-income households. Development of 25 units of self-help housing, 60% of which would be affordable to moderate-income households and 40% to low-income households.

PROGRAM FIVE: Sites for Special Group Housing

Description. There are a number of special population groups which the State has identified as in need of a residential living environment for their proper physical and mental fulfillment. These groups include mobility, developmentally, and mentally impaired individuals; elderly residents in need of 24-hour care; persons with mental illnesses; and individuals recovering from substance abuse.

Group homes of six or fewer individuals serving these and other special population groups will be allowed a residential use in any residential zone in the County. Yolo

County will revise its zoning code to reflect the requirements of state law regarding group homes.

Administration/Funding. The Community Development Agency will review applications for such homes as part of its development permit processing responsibility. No additional staff time would be required to implement this program.

Timeframe. July 1991 to June 1996, and on-going.

Expected Results. No quantifiable estimate is available, as the number of individuals benefitted will depend on the interest by public agencies or non-profit groups operating such facilities. In qualitative terms, a more enriched living environment will be provided to these special population groups.

PROGRAM SIX: Long-Range Planning for Additional Residential Development.

Description. Although, historically, the County has pursued land use policies emphasizing agricultural preservation, some county areas may be appropriate for large-scale development at some future time beyond the five year period covered by this Element. During the next comprehensive revision of the General Plan, such long-range policies will be evaluated, and the potential for large-scale urban development on non-prime soils will be considered in the County.

Administration/Funding. Long-range planning is part of the Community Development Agency's responsibility. Staff time for this activity would depend on the area and level of detail of any master plans. Planning costs would be borne by landowners seeking development approval.

Timeframe. After 1995.

Expected Results. Determination of whether any portions of unincorporated Yolo County are appropriate for urban development.

GOAL TWO: ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING

POLICIES

Policy One. Establish affordable housing requirements for new development for the production of a minimum percentage of low- and moderate-income in new residential developments.

Policy Two. Establish an affordable housing trust fund to receive contributions from non-residential projects.

Policy Three. The County will make use of state and federal programs for which the county would be the applicant, and work with non-profit and for-profit developers to make use of those programs directed to housing builders. Specific programs which the County will use, funding permitting, are: Community Development Block Grant Program, California Rental Housing Construction Program, California Housing Rehabilitation Program (CHRP) for owner-occupants and investors, Farmer's Home Administration and Housing and Urban Development programs to finance low- and moderate-income housing, and state and federal programs aimed at providing housing and related services to homeless individuals.

Policy Four. The County will also investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.

Policy Five. The County will provide density bonuses to home builders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments.

Policy Six. The County will seek funding from the State of California and the U. S. Farmers Home Administration to expand the supply of housing for migrant farmworkers.

Policy Seven. The County will work with the Development Assistance Corporation, or other non-profit organizations, to identify potential projects and sources of funding to develop low- and moderate-income housing.

Policy Eight. The County will identify and pursue the use of surplus government property for the construction of housing affordable to low- and moderate-income households.

Policy Nine. The County will work with the University of California, Davis to provide adequate student housing.

Policy Ten. Should the County adopt an agricultural preservation ordinance, that portion of residential projects which contain dwelling units affordable to low- and moderate-income households shall be exempted from the fee requirements of the ordinance.

IMPLEMENTATION PROGRAM

PROGRAM ONE: Density Bonuses

Description. Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to low- and moderate-income households. State law provides that if a developer proposes to include at least 20% of the dwelling units in a project at rents/prices that are affordable to low-income households or 10% of the dwelling units in a project at rents/prices that are affordable to very low-income households, the local jurisdiction must permit a 25% density bonus.

units are affordable to low-income households and/or at least 10% of the units are affordable to very low-income households.

The County may, at its discretion, offer a density bonus of more than 25%, or a density bonus for moderate-income housing (affordable at 80% to 120% of median income), depending on the physical characteristics of the site, the availability of sufficient infrastructure to serve the project, project design, and surrounding land uses.

Any density bonus granted under this program shall not be cumulative with any density bonus granted under Program Two, below. Rather, where density bonuses are available under both programs, the developer shall choose between and be awarded only one of the bonuses.

Administration/Funding. The Community Development Agency will implement the provisions of this program as part of its planning and development permit processing responsibilities. No additional staff time would be required to implement this program.

Timeframe. July 1991 to June 1996, and on-going.

Expected Results. Development of 50 moderate-income units and 25 low-income units.

PROGRAM TWO: Affordable Housing Requirements for New Residential Development

Description. To ensure that new residential projects include a minimum commitment to affordable housing, the County will adopt an affordable housing ordinance setting forth minimum requirements for affordable housing in new residential projects or contributions to an affordable housing trust fund in lieu of the construction of affordable housing (see Program Three). The ordinance will contain findings regarding the relationship between new development and the need for affordable housing. To maintain the financial feasibility of development projects, the County will work with developers to provide density bonuses, expedited permit processing, fee waivers for low-income units, and state and federal program subsidies (to the extent they are available and the County or the developer can qualify) for low- and moderate-income units.

For single-family housing, the County will require that 10% of all new single-family development shall be affordable to low-income households. For projects of more than 50-unit, this requirement shall be met by a land donation, with the developer receiving a credit toward this requirement in the amount of one unit per one-tenth (1/10) acre of donated land. The County will transfer the land donated to a non-profit or for-profit developer for the construction of permanently affordable multi-family rental units, if the land so donated would be appropriate for multifamily use under the County's General Plan and Zoning Code. An in lieu contribution for the provision of affordable

housing for low-income households will be required if such land is not appropriate for multifamily use. A procedure will be developed to notify interested developers and non-profit organizations of the availability of land or funds under this program. The developer will be provided with a density bonus of one unit for every affordable unit to be constructed through the land donation. For projects of less than 50 units, the original developer will be given the option of making an in lieu contribution or of donating land as described above.

For multifamily housing, the County will require that a total of 25% of all new multifamily development be affordable to low- and very-low income households, with 15% of the units being affordable to low-income households and 10% being affordable to very low-income households. The requirement will be met by the developer or their designee. In lieu of constructing the units the developer may donate land of a size equal or greater than one twentieth (1/20) acre per required affordable unit, or contribute to the housing trust fund. The developer shall receive a density bonus of one unit for every affordable unit provided. All affordable units will have a deed restriction maintaining their permanent affordability. The County will develop procedures to recapture the subsidy provided to such housing if it is sold within a specified period of time to the extent that the deed restriction fails to assure that the units remain affordable.

The County will prepare an ordinance to implement this program, which will include an exemption from these requirements for small development projects.

Administration/Funding. The Community Development Agency will prepare an affordable housing ordinance, to be adopted by the Board of Supervisors. Staffing requirements are estimated at 60 hours for drafting an ordinance, 4 hours per project for additional project review, and 4 to 6 hours per month for monitoring rent levels and applicant screening. See "COMPARISON OF YOLO COUNTY HOUSING POLICIES WITH THOSE OF WOODLAND AND DAVIS" for complete discussion of staffing implications of this program.

Timeframe. Adopt ordinance by July 1, 1992.

Expected Results. Production of 30 multifamily dwelling units affordable to low-income households, and 15 dwelling units affordable to very-low income households. This program would be used in conjunction with the density bonus program.

PROGRAM THREE: Housing Trust Fund

Description. For non-residential development, the County will establish a housing trust fund to raise capital for the development of housing affordable to low- and very low-income households. The program will include a "nexus" study to determine the correlation between nonresidential development and the need for affordable housing. The funds will be derived from a per square footage fee on all commercial and industrial

development, including new construction, expansions, and conversions to more intensive uses. The County will consider the potential financial impact of required contributions on non-residential development and the "nexus" between such development and housing need.

The fee schedule will be adjusted to each type of land use to reflect the different employment densities found. The fee schedule will bear a reasonable relationship to the number of potential employees on-site, and to the affordable housing needs created. A study will be conducted to analyze the nexus between new commercial and industrial development and affordable housing needs, and the fee will be calculated accordingly.

Administration/Funding. The Community Development Agency will prepare a housing trust fund study with a sample ordinance, to be submitted to the Board of Supervisors. Staff time estimated at 150 hours to conduct study and draft ordinance, plus one hour per project to implement ordinance, if approved by Board, administrative costs could be recouped from the fund.

Timeline. Adopt ordinance by July 1, 1992.

Expected Results. Production of 60 single-family homes (20% of above-moderate SACOG share) affordable to moderate-income households, 45 multifamily dwelling units affordable to low-income households, and 30 dwelling units affordable to very-low income households. This program would be used in conjunction with the density bonus program.

PROGRAM FOUR: Pursue Funding Under State and Federal Programs

Description. There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low- and moderate-income housing, although funding levels have decreased substantially over the past decade. Certain programs require an application and participation by a local public agency; other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer.

Yolo County will pursue funding under those state and federal programs that require its direct participation, and provide assistance to non-profit and private housing developers to make use of other programs which require their application and participation. The use of the programs listed below is predicated upon reaching agreements with interested non-profit or private developers to construct low- and/or moderate-income housing.

Programs which the County or the Housing Authority will pursue directly are:

- State Predevelopment Loan Program
- State Rental Housing Construction Program
- Rural Development Assistance Program
- California Farmworker Grant Program
- Farmers Home Administration, Section 515 Program
- Farmers Home Administration, Section 523/524 Technical Assistance Grants
- Community Development Block Grant Program

The County and local developers have used a number of these programs in the past. For details, refer to "Evaluation of the Previous Housing Element".

There are a number of other programs which provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing sponsors. Agencies providing this assistance include the California Department of Housing and Community Development, the California Housing Finance Agency, the U. S. Department of Housing and Urban Development, and the U. S. Farmers Home Administration. Included in these programs are:

- Technical assistance grants for project feasibility and development
- Subsidies for shared housing for seniors, congregate housing, farmworker housing, senior housing, self-help housing, transitional housing for homeless individuals, and other targeted groups
- Mobilehome park purchase and rehabilitation
- Project loans and loan insurance

The County will solicit through an RFP process interested non-profit and private developers to make use of these other programs. The County will also provide local assistance in preparing funding applications, grant density bonuses, and apply for complementary programs that can help reduce land or site development costs for such projects.

Administration/Funding. The Community Development Agency, the Housing Authority, and the Development Assistance Corporation, or other non-profit, will coordinate their efforts to make use of available state and federal programs, and to solicit participation through an RFP process by non-profit and private developers. Staff time varies depending on the type of funding application. In general, staff time would range from 40 to 150 hours to prepare an application, plus an indeterminable amount of time to implement funding programs if funding is received. (Implementation requirements vary substantially among the various programs, but most allow for partial or total reimbursement of administrative costs).

Timeframe. July 1991 and on-going.

Expected Results. Provision of 25 very-low income dwelling units, 50 lower-income dwelling units, and 75 moderate-income dwelling units. These government programs may be used in conjunction with Programs One and Two.

PROGRAM FIVE: Tax-Exempt Bond Financing

Description. Public agencies can issue revenue bonds, the interest on which is exempt from income taxation. Because the bonds are issued through a public agency, the investors pay no income tax on the interest earned, the bonds carry a lower interest rate than would otherwise be available to the borrower.

Housing financed through tax-exempt bonds can be of two types:

- Ownership housing, typically single-family homes, in which income qualified first-time home buyers receive a discounted mortgage interest rate.
- Multifamily rental housing, in which the project owner receives below-market interest rate financing in exchange for reserving a specified percentage of dwelling units for low- and/or moderate-income households.

To use this program, a public agency must first locate an interested developer, apply for and receive an allocation from the State Mortgage Revenue Bond Allocation Committee, and locate a bond underwriter to assist in the issuance of the bonds. The process typically takes one year to 18 months from the initial application to the availability of funds for project development/financing.

In the event the County determines that it would be infeasible to issue bonds, it will pursue the alternative option of mortgage credit certificates, which may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, which have the equivalent effect of low interest rate financing. One requirement of the program is that the applicant make a deposit of 1/2 of one percent of the bond allocation being requested.

The County will seek an interested developer to take advantage of the mortgage revenue bond program and explore the cost and feasibility of issuing tax-exempt bonds. Because the size of a likely project would be small, it may not be financially feasible for the County to issue tax exempt bonds individually. In such a case, the County would look for one or more other interested public agencies to form a joint powers authority to issue bonds jointly.

Administration/Funding. The Community Development Agency would work with the County Executive and the County Counsel in applying for a bond allocation. The Community Development Agency would take the lead in locating an interested developer. The County Executive and County Counsel would take the lead in setting up necessary legal mechanisms to issue and administer the bonds. Funding for the required deposit would have to be provided by the developer, and administrative costs of issuing the bonds could be covered through arbitrage (the difference between the interest rate paid to bond holders and the interest rate charged to the developer or home buyers).

Timeframe. Determine feasibility and locate interested developer by December 1992. Apply for bond allocation by no later than 1993. Issue bonds by the spring of 1994, and finish project construction by December 1995.

Expected Results. Finance at least one project with tax-exempt bonds, or provide mortgage credit certificates for borrowers in at least one project. Specified percentage of dwelling units to be affordable to low- and/or moderate-income households. Objective is for 25 low-income and 25 moderate-income households. This program may be used in conjunction with Programs One, Two, and Three.

PROGRAM SIX: Feasibility of Redevelopment Tax Increment Financing

Description. California law allows cities and counties to establish public agencies to acquire land, provide public facilities, clear substandard buildings, rehabilitate residential and commercial buildings, and undertake other activities to improve blighted areas. These activities are known, collectively, as "redevelopment." The funding for redevelopment activities comes from the additional property taxes that are generated as a result of land and building improvements. State law also requires that at least 20% of the additional property taxes generated through redevelopment be used for the construction or rehabilitation of dwelling units occupied by low- and moderate-income households. There is also a requirement that 30% of the dwelling units constructed by a redevelopment agency in a redevelopment area, and 15% of the dwelling units constructed by others in a redevelopment area, be affordable to low- and moderate-income households.

The County established a redevelopment area in West Sacramento prior to its incorporation. To date, however, no other unincorporated communities have been identified as feasible redevelopment areas.

The County will evaluate the feasibility of redevelopment in other communities in the unincorporated area. If feasible, the County will prepare a redevelopment plan, including a plan for the replacement, construction, and rehabilitation of low- and moderate-income housing.

Administration/Funding. To undertake this study and the preparation of a plan, the County will require outside financial assistance. The Community Development Agency will apply for a CDBG planning/technical assistance grant to study the feasibility of redevelopment. Staff time required to undertake study estimated at 250 hours, to be paid for from a planning grant.

Timeframe. The County will apply for a CDBG planning/technical assistance grant in 1992. The County will determine the feasibility of redevelopment by July 1993, and establish a redevelopment project area, if feasible, by July 1995.

Expected Results. Undetermined until feasibility or redevelopment can be assessed.

PROGRAM SEVEN: Construction of Scattered-Site Housing

Description. The federal government has funds available that can be used by housing authorities to construct or acquire housing for low-income households. Funding has been substantially reduced, however. The Yolo County Housing Authority would apply for federal funding to construct one or more rental projects for low-income residents. Such projects would be small-scale, and every attempt would be made to design and construct housing so that it is indistinguishable from other housing in a community.

Administration/Funding. The Yolo County Housing Authority would apply for funding from the U. S. Department of Housing and Urban Development and would be responsible for project management and operation. No additional County staff time would be required to implement this program.

Timeframe. July 1991 to June 1996, and on-going.

Expected Results. 25 dwelling units affordable to lower-income households and 15 dwelling units affordable to very low-income households.

PROGRAM EIGHT: Provision of Student Housing

Description. The University of California, Davis can accommodate only a fraction of its full-time student population on campus in traditional dormitories. To ensure an adequate supply of student housing, the University has worked with private developers to construct multifamily rental housing on University-owned land, and has relied on housing in nearby cities to house additional students.

To increase the supply of student housing, Yolo County worked with the University in 1987 to use tax-exempt financing to construct multifamily rental housing on University-owned land. Two hundred dwelling units were constructed and occupied in 1988. Under the financing agreement, at least 20% of units must be affordable to low-income households. The County provided inspection services and expedited permit processing.

Yolo County will work with the University to provide additional student housing on land in Yolo County owned by the University.

Administration/Funding. University of California, Davis will be responsible for site and developer selection. Yolo County Community Development Agency will work with the University to issue tax-exempt bonds and to expedite permit processing. Staff time required to coordinate with University is estimated at 50 hours.

Timeframe. Depends on planning timeframe of University.

Expected Results. One or more additional student housing project(s).

PROGRAM NINE: Community Reinvestment Act

Description. The Community Reinvestment Act directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate or insure to assist in meeting the credit needs of their communities, including low- and moderate-income needs. Federal agencies are supposed to evaluate compliance with the intent of this act when reviewing applications by financial institutions for charters, new branches, mergers, relocations, and other regulated transactions. Until recently, the provisions of this act were not widely implemented.

Yolo County will identify financial institutions operating in the County that fall under the requirements of this act and request that these institutions develop specific programs for providing financing for low- and moderate-income housing in the unincorporated area.

Administration/Funding. The Yolo County Community Development Agency will be responsible for assisting public agencies, non-profit organizations, and private developers in identifying local financial institutions willing to assist in the financing of affordable housing projects. Staff time required to identify and assist interested developers is estimated to be less than four hours per month.

Timeframe. July 1, 1991 and ongoing.

Expected Results. Financing of one or more affordable housing project(s) at favorable terms.

PROGRAM TEN: Permit Fee Reduction

Description. Development and building permit fees represent a substantial portion of the cost of housing. The County will decide, on a case-by-case basis, to waive or reduce fees for affordable housing projects. This decision will be based, in part, on the availability of alternatives means of financing the services or facilities for which the fees are being charged, and the ability of the County to absorb the revenue loss from fee waivers or reductions. The County will also request waivers or reductions from other agencies which have independent authority to charge fees.

Administration/Funding. The Community Development Agency will recommend to the Board of Supervisors fee waivers or reductions on a case-by-case basis. The Board will be responsible for approving fee waivers or reductions for those fees over which it has jurisdiction. Staff estimated at one hour per project to make recommendation on fee waiver.

Expected Results: Cost savings for affordable housing projects.

GOAL THREE: IMPROVE/CONSERVE THE EXISTING SUPPLY OF HOUSING

POLICIES

Policy One: Provide assistance to inspect and identify code violations in residential buildings. Code inspection shall be on a voluntary basis.

Policy Two: Continue to apply, when feasible, for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for a specified period of time.

Policy Three: Require the abatement or demolition of substandard housing that is not economically feasible to repair.

Policy Four: Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the County shall seek to avoid the displacement of low-income households.

Policy Five: The County will periodically survey housing conditions in the unincorporated area to maintain a current data base on housing repair needs.

Policy Six: The Housing Authority will continue to pursue all sources of funding for maintaining and expanding the supply of subsidized housing for low-income households.

Policy Seven: The County Housing Authority will work with the Development Assistance Corporation, or other non-profit, and local non-profit housing corporations to identify existing affordable housing and to develop strategies to maintain its affordability.

Policy Eight: The County will monitor rents and rental vacancy rates in the unincorporated area to determine if any action is warranted to help maintain the affordability of rental housing.

IMPLEMENTATION PROGRAM

PROGRAM ONE: Inspection Program.

Description. Yolo County will, on a request basis, arrange for an inspection of residential properties to identify health and safety hazards, and other building code violations, which should be corrected. Health and Safety Code inspections are currently provided at no charge by the Health Department, and are usually performed on a complaint basis. A more comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service. The fee may be waived for dwelling units occupied by low-income

households, the owners of which would be offered an opportunity to participate in County housing rehabilitation programs.

Administration/Funding. The Health Department will perform Health and Safety Code inspections. The Building Department will administer the code inspection program, to be funded from inspection fees. No additional staff time would be required to implement this program.

Timeframe. July 1991 to June 1996.

Anticipated Results. 150 inspections.

PROGRAM TWO: Code Enforcement and Abatement

Description. The County will identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed. This action would be taken only in the most extreme cases in which the owner of the dwelling units is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned.

Administration/Funding. The Building Department will enforce code requirements and order unsafe units to be vacated (and demolished, if necessary). Staff time estimated to implement this program is less than four hours per month, as the number of anticipated number of code enforcement actions is one per month.

Timeframe. July 1991 to June 1996.

Anticipated Results. 70 code enforcement actions to repair dwelling units, and removal of 30 dwelling units.

PROGRAM THREE: Rehabilitation of Substandard Dwelling Units

Description: The County has identified 545 dwelling units in need of rehabilitation, including 30 dwelling units in need of replacement. Most of these substandard dwelling units are occupied by low-income households. Most low-income owner-occupants lack sufficient financial resources to obtain private funding for home repairs. Owners of rental units occupied by low-income households often cannot financially support repairs to dwelling units from the rents they can charge.

To encourage private rehabilitation efforts, the County will apply for and/or assist eligible households in applying for various private, state and federal sources of funding for housing rehabilitation and home repairs, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding.

Administration/Funding. The Community Development Agency will apply annually, or as frequently as allowed, for funding under the State Small Cities Community Development Block Grant Program, the California Housing Rehabilitation Program,

and the Farmer's Home Administration. In addition, the Agency will provide information to, and assist owners of, rental properties in applying for funding under the California Housing Rehabilitation Program, from the California Housing Finance Agency, and from the U. S. Department of Housing and Urban Development.

The Community Development Agency will assist CDBG-eligible homeowners receiving Social Security income in applying for Special Circumstances Grants (one-time grants of \$750 for home repairs), and for private sources of financing for weatherization.

In some cases, several of the above-mentioned programs will be combined to undertake home repairs. Owners of rental properties who are assisted in financing the rehabilitation of their dwelling units will be required to rent the units to low-income households and to sign a rent limitation agreement.

County staff time is estimated at 8 hours per month for implementing a typical 30-month CDBG housing rehabilitation program. A portion of this cost could be reimbursed from the grant.

Timeframe. July 1991 to June 1996.

Expected Results. 200 dwelling units.

PROGRAM FOUR: Relocation Assistance

Description. Yolo County will consider adopting an ordinance requiring owners of dwelling units which are vacated for violation of housing and building codes to pay relocation expenses for displaced residents and to provide the displacee with the right of first refusal to return to the units upon its repair. The County will evaluate various relocation strategies and options to be included in the ordinance.

Administration/Funding. The Building Department and Public Health Department would administer this program, if adopted by the Board. The owner will be required to pay the relocation expenses. Staff cost to develop relocation requirements would be minimal, as a model already exists with the relocation plans filed for CDBG programs. Staff time for enforcement of requirements would depend on voluntary cooperation of property owners.

Timeframe. July 1, 1991 and ongoing.

Expected Results. Provide relocation assistance to the estimated 70 households displaced by the code enforcement and abatement program.

PROGRAM FIVE: Housing Demolition Mitigation

Description. To mitigate the impact of housing demolition upon the affordable housing stock, the County will evaluate applications for demolition to determine if housing affordable to very low- or low-income persons or families is to be demolished. The owner of any dwelling unit to be demolished which is occupied by a low-income household may be required to pay relocations assistance to the household according to the provisions of Program Four.

Administration/Funding. The Building Department will administer this program. Funding for relocation will come from property owners. Staff time required to implement this program would be covered under Program Two.

Timeframe. July 1, 1991 and ongoing.

Expected Results. Provision of relocation assistance.

PROGRAM SIX: Acquisition and Repair of Substandard Dwelling Units

Description. The County will work with the Development Assistance Corporation, or other non-profit organizations to identify sources of funding and arrange for the acquisition and rehabilitation of dwelling units that have been abandoned by their owners or vacated for an extended period of time. Acquisition will be by negotiated sale. Dwelling units that are rehabilitated under this program will be rented to low-income households.

Administration/Funding. The Community Development Agency will provide interested non-profit organizations with information on dwelling units in need of repair. The Agency will assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Staff estimated at less than four hours per month as there are only 20 units over five years expected to be acquired under this program.

Timeframe. July 1991 to June 1996.

Expected Results. Twenty (20) dwelling units to be acquired and rehabilitated.

PROGRAM SEVEN: Maintenance of Housing Condition Data Base

Description. The County will maintain current information on the condition of dwelling units in the unincorporated County area by periodically updating its housing conditions data base. Approximately every two years, the County will resurvey housing conditions to ensure the currency of its housing conditions information.

Administration/Funding. The Community Development Agency will direct these surveys, for which the County can apply for funding under the Small Cities CDBG Planning/Technical Assistance grant. Staff time estimated to undertake these surveys is estimated at 180 hours. Funding could be provided by a CDBG Planning/Technical Assistance grant.

Timeframe. July 1991 to June 1996.

Expected Results. One survey update to be completed in 1992 and one survey update in 1994.

PROGRAM EIGHT: Zoning Flexibility For Housing Rehabilitation.

Description. Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a consequence, some of these dwelling units are non-conforming as to lot size, set-backs, yard requirement, location, and other zoning requirements. To avoid discouraging rehabilitation efforts, the County will continue to allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety.

Administration/Funding. The Community Development Agency will determine the zoning status of dwelling units to be rehabilitated based on inspection information provided by the Building Department. The staff time required for the determination of zoning status will be included in any permit fees, except that the County may waive any extra charges for low-income households.

Timeframe. July 1991 to June 1996.

Expected Results. Zoning status to be determined for properties rehabilitated under programs one through four.

PROGRAM NINE: Joint Effort to Develop Conservation Strategies

Description. The Yolo County Housing Authority will work with the Development Assistance Corporation, or other non-profit housing organizations to identify existing affordable housing and strategies for maintaining affordability. There are several possible actions:

- Use of Section 8 certificates in conjunction with financial assistance for the rehabilitation of privately-owned units. The owner would sign a rent limitation agreement.
- Acquisition of rental housing in need of rehabilitation and rental (after rehabilitation) to low-income households.

- Leasing of privately-owned housing for occupancy by low-income households, with partial rental subsidies paid from the Section 8 Program or federal housing vouchers.

Administration/Funding. Cooperative effort by the Yolo County Housing Authority, Development Assistance Corporation, and other non-profit housing organizations. Sources of funding for rental subsidies to be provided by the Section 8 Program or from federal housing vouchers. Funding for acquisition to be identified. Funding for rehabilitation can come from the CDBG program, the Farmer's Home Administration, or HUD.

Timeframe. July 1991 to June 1996.

Expected Results. Continuation of existing Section 8 certificates/housing vouchers in the unincorporated area, and acquisition and rehabilitation of 25 dwelling units for rental to low-income households.

PROGRAM TEN: Preservation of Mobilehome Parks

Description. Mobilehome parks represent an affordable housing alternative for many county residents, especially senior citizens. Rising operating costs, changes in ownership, and other factors can result in space rents increasing faster than the ability of residents to afford those rents. One potential method for mobilehome park residents to control their housing costs is for residents to cooperatively own and operate the mobilehome park in which they live. The residents would need to arrange for the financing of such an acquisition and the establishment of a reserve fund for the repair and maintenance of major capital facilities in the park. This program is for existing parks, and not the construction of new resident-owned parks.

Administration/Funding. The Community Development Agency would assist interested mobilehome park residents in applying for state technical assistance and financing for mobilehome park acquisition. Staff time estimated for this assistance depends on number of parks requesting assistance.

Timeframe. July 1991 to June 1996.

Expected Results. Undetermined--depends on interest by mobilehome park residents and availability of state funding.

PROGRAM ELEVEN: Manufactured Housing Outside Mobilehome Parks

Description. The County will allow manufactured homes on land zoned for residential use, subject to the same development standards as site built housing, according to the requirements of state law.

Administration/Funding. Community Development Agency and Building Department will process applications. No additional staff time would be required to implement this program.

Timeframe. July 1, 1991 and ongoing

Expected Results. Increase in opportunities for mobilehomes and manufactured housing as a lower-cost alternative to site built housing.

PROGRAM TWELVE: Preserve Rental Housing Affordability.

Description: There is a limited stock of rental housing in the unincorporated county area, with the prospects for substantial increases in the rental housing stock dependent on the financial feasibility of rental housing construction. Since 1986, rental housing construction has not been perceived by private developers as a profitable endeavor compared to developments prior to 1986. As a consequence, low- and moderate-income rental housing developed since that time has had to rely on the income stream, rather than tax benefits, to make those projects financially feasible. During this period, the federal government also reduced subsidies for low- and moderate-income rental housing construction.

These changes in housing finance have not affected all communities equally. In Woodland, for example, a number of rental housing projects have been developed since 1986 because of the favorable ratio between development cost and anticipated rents. Market rents in many communities have increased sufficiently since 1986 so that rental housing construction is once again financially feasible. The unincorporated County area has experienced very little rental housing construction, other than federally subsidized projects.

The County will monitor vacancy rates and rents in the unincorporated county area. If vacancy rates remain below 5% for more than two years, the County will consider options for working with private property owners to maintain the affordability of rental housing. Options include the rehabilitation of housing with government assistance, acquisition of rental housing, and leasing of rental housing (see above).

Administration/Funding. The Community Development Agency will monitor rents and vacancy rates annually. The cost of this information collection will be part of the County's Fair Housing Program contribution. No additional staff time would be required to implement this program.

Timeframe. Annually, beginning January 1992.

Expected Results. Annual report submitted in the spring showing changes in vacancy and rents.

PROGRAM THIRTEEN: Homeless Services Coordinator

Description. Yolo County, in conjunction with the cities of Davis, Woodland, Winters, and West Sacramento, has established and funded the position of Homeless Services Coordinator to coordinate the provision of social services and housing assistance to homeless persons.

Administration/Funding. The Department of Social Services will administer this program. Funding will be provided by the County, and the cities of West Sacramento, Davis, Woodland, and Winters. No additional staff time would be required to implement this program.

Timeframe. July 1, 1991 and ongoing.

Expected Results. Assist social services providers in obtaining funding for the provision of social services and housing resources for the homeless. Establish at least one additional transitional/emergency shelter.

GOAL FOUR: TO ENSURE EQUAL HOUSING OPPORTUNITY

POLICIES

Policy One: The County will continue to contribute to and participate in the joint county-cities program to promote equal housing opportunity.

IMPLEMENTATION PROGRAM

PROGRAM ONE: Fair Housing Program

Description. The County will continue to contribute financially to the joint county-cities Fair Housing Program. The County employs a fair housing specialist, whose position is supported by the cities of Woodland and West Sacramento and Yolo County. Participation by other jurisdictions is being sought. The specialist is responsible for developing fair housing programs, disseminating information on state and federal fair housing laws, surveying available low- and moderate-income housing, handling discrimination complaints, and coordinating educational programs. The specialist also promotes self-help and ownership housing opportunities for minority families, maintains records on fair housing activities, and serves as staff to the Fair Housing Task Force.

Administration/Funding. The Yolo County Community Development Agency will direct the activities of the fair housing specialist. The County's share of funding will be paid from the Community Development Block Grant program and/or income generated from this program, if allowed in the CDBG Income Reuse Plan. No additional staff time would be required to implement this program.

Timeframe. July 1991 to June 1996.

Expected Results. Resolution or referral of 100 fair housing complaints, conducting of annual education/awareness programs.

GOAL FIVE: TO PROMOTE ENERGY CONSERVATION

POLICIES

Policy One: Continue to implement state energy-efficient standards.

Policy Two: Develop site design guidelines for energy conserving development patterns.

Policy Three: Provide weatherization assistance to low-income households.

IMPLEMENTATION PROGRAM

PROGRAM ONE: Implement State Energy Conservation Standards.

Description. The State of California has adopted a number of energy conservation requirements for residential dwelling units. These conservation standards apply to all newly-constructed dwelling units and additions to existing dwelling units. Conservation requirements address insulation; the amount and orientation of glazing; shading by landscaping, mechanical, and architectural devices; heating and cooling system efficiency; the amount and placement of thermal mass (materials that absorb heat during the daytime and release heat at night); and other aspects of building energy efficiency.

Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Administration/Funding. The County Building Department is responsible for implementing the state's energy conservation standards. This includes the checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that dwelling units are constructed according to those plans. The cost of enforcement is paid for from fees paid at the time plans are submitted. No additional staff time would be required to implement this program.

Timeframe. July 1991 to June 1996.

Expected Results. Checking of all building plans for compliance with state energy conservation requirements. Increase in energy efficiency will save an unspecified amount of energy and natural resources.

PROGRAM TWO: Site Development Standards

Description. The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns which encourage conservation.

The County will prepare guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use.

Administration/Funding. The Community Development Agency will develop guidelines in consultation with the Building Department, the California Energy Commission, and other jurisdictions with such guidelines. The amount of staff time required to prepare such guidelines is estimated at 80 hours, with an additional two hours per project review to check for compliance with the guidelines.

Timeframe. Guidelines to be prepared by December 1992.

Expected Results. Improved energy conservation in new residential developments. Energy savings cannot be estimated at this time.

PROGRAM THREE: Energy Conservation Assistance for Low-Income Households

Description. Substantial energy conservation, and reduced utility payments, can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income: Community Development Block Grant Program, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), North Coast Energy Services, and Farmer's Home Administration.

Administration/Funding. The Community Development Agency will include weatherization and energy conservation as eligible activities under CDBG and CHRP programs which it administers. The Agency will provide information and refer eligible property owners to other programs. No additional staff time would be required to implement this program.

Timeframe. July 1991 to June 1996.

Expected Results. Weatherization and insulation of 350 dwelling units.

COMPARISON OF YOLO COUNTY HOUSING POLICIES WITH THOSE OF WOODLAND AND DAVIS

The programs contained in this Housing Element represent a substantial new commitment for affordable housing policies. This section compares the new affordable housing policies with the requirement in the cities of Woodland and Davis.

The affordable housing goals for new development are new for Yolo County, although many cities and counties have adopted affordable housing requirements for new development for a number of years. Examples of communities with affordable housing requirements in northern and central California are: Coachella, Livermore, Los Gatos, Monterey (City and County), Novato, Palo Alto, Petaluma, Pleasanton, Santa Cruz (City and County), and Sunnyvale.

In Yolo County, the cities of Davis and Woodland have affordable housing requirements. The Davis requirements apply city-wide. Woodland's requirements are new, so they have, to date, only been applied to the Southeast Area Specific Plan.

CITY OF WOODLAND

The Southeast Area Specific Plan contains 469 acres of land. Proposed for the area are 2,477 dwelling units, including 720 multifamily units at densities of up to 20 dwelling units per acre. The residential portion of the plan provides for a mix of 72% single-family and 28% multifamily units. Under Woodland's affordable housing requirements 10% of the single family units to be constructed in the specific plan area must be affordable to moderate-income households, and 25% of the multifamily units must be affordable to low-income households (with 10% being affordable to very-low income households).

The City provides development incentives, including density bonuses and the deferral of development fees until the home is sold. Split lot duplexes are required on corner lots to help meet the affordable housing requirements. The City will issue Mortgage Revenue Bonds to provide below market-rate financing for first-time home buyers. Resale restrictions will be imposed on the affordable single-family units. The developer must either construct the required affordable units, donate land, pay an in-lieu fee, or work with another developer in providing the affordable units.

The City will restrict rent levels and monitor the availability of the affordable multifamily units. In addition, at least 5% of all multifamily units must be accessible for mobility-impaired individuals, and at least 5% of the units must contain three or more bedrooms for large families.

CITY OF DAVIS

The City of Davis implements a mandatory program which requires home builders to provide a minimum specified percentage of affordable housing in new residential developments. The program, adopted by ordinance, implements General Plan policies which call for affordable housing to be included in new residential developments.

Single Family Requirement

The Davis program requires that 25% of new, for-sale housing be affordable to low- and moderate-income households. The 25% affordable housing requirement must be met by a combination of the following: 40% of the required affordable units must be constructed by the builder, 40% of the units must be provided through a land dedication sufficient to construct those units at affordable prices (the amount of land needed is calculated at 15 units per net acre), and the remaining 20% of the units must be accommodated through the donation of lots for self-help housing. The affordable units must be owner-occupied.

The City offers density bonuses to the developer as one method of offsetting the cost of meeting the affordable housing requirements.

Developers proposing projects of ten acres or less may meet the 25% affordable housing requirement.

Multifamily Requirement

The City requires that, in developments of 20 or more rental units, at least 25% of the units be affordable to low-income households and that at least 10% of the units be affordable to very-low income households. Projects of 5 to 19 units must contain 15% affordable low-income units and 10% affordable very-low income units, to the extent feasible. A developer can meet the affordable housing requirement either by constructing the units, dedicating land, or proposing an individual program that would result in the same number or more affordable units. The rent levels of the affordable units are set by the City at a maximum of 30% of 80% of the Yolo County median income for the low-income units and 30% of 50% of median income for the very-low income units.

STAFF IMPLICATIONS OF AN AFFORDABLE HOUSING PROGRAM FOR YOLO COUNTY

Both the Woodland and Davis programs require a substantial staffing commitment to implement their affordable housing requirements. The city councils have made policy decisions that require the staff to monitor developer compliance with the affordable housing requirements, set price and rent levels that qualify as "affordable", monitor

resales and rents, and otherwise take an active role in the ongoing implementation of the program.

The level of staffing commitment required to implement the Yolo County affordable housing program (Goal Two, Program Two) will depend on the level of involvement the Board of Supervisors directs the County to take in implementing the requirements of the program. For example, the County could require developers to meet the affordability goals and provide the County with necessary documentation to demonstrate compliance. The County would not directly monitor prices or rents, or verify the eligibility of occupants of the affordable units.

The Davis or Woodland model would require staff time to perform these administrative tasks. The level of time required would depend on the level of development activity and, therefore, the number of projects and dwelling units to monitor.

If the County decides to adopt a "hands-on" approach to program implementation, the County would have to adopt an ordinance setting forth the affordable housing requirements, review developer compliance and necessary legal assurances during plan review, and set rent levels for and monitor the rents and renter screening for 45 affordable dwelling units between 1991 and 1996.

These staffing requirements could probably be accomplished with a staff time commitment of:

- 60 hours for drafting an ordinance
- 4 hours per project for additional project review
- 4 to 6 hours per month for monitoring rent levels and applicant screening

SUMMARY OF QUANTIFIED OBJECTIVES*

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
New Construction	55	105	185	300
Conservation				
Rehabilitation	135	135	0	0
Weatherization	175	175	0	0

* The quantified objectives presented above account for the combining of many of the programs listed previously, which would work in conjunction with one another.

APPENDIX A

HOMELESS/TRANSITIONAL HOUSING SITE STUDY

APPENDIX A

County of Yolo
HOUSING SITE STUDY

Development Assistance Corporation
Yolo County Housing Authority
County of Yolo, California

YOLO COUNTY
AFFORDABLE HOUSING SITES STUDY
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OVERVIEW

This site study has been prepared by the Development Assistance Corporation of Yolo County (DAC) together with the Yolo County Housing Authority. The purpose of the study is to identify sites in the County of Yolo that would be suitable for the development of transitional and homeless housing and housing affordable to low income households.

The study included a review of 105 sites owned by the County, focusing on 30 for final consideration. Of these 30 sites, 9 "Primary Sites" were identified to have the greatest potential for development at this time. The remainder of the sites are currently drainage easements, County parks and open space, County buildings, etc., that are not suitable for housing. The 9 primary sites for consideration are:

- * Third St., West Sacramento
- * 221 Third St., West Sacramento
- * Block between 3rd & 4th and B & C St., West Sacramento
- * 6th and Cross St., Woodland
- * Beamer & Cottonwood St., Woodland
- * Beamer St. across from Public Works, Woodland
- * 1100, 1200, 1130 West Capital Ave., West Sacramento
- * 1124 West Capital Ave., West Sacramento
- * 1140 West Capital Ave., West Sacramento

After consideration of information regarding parcel size, location, zoning, adjacent uses, soils and topographical data, current use, and neighborhood compatibility, the first 3 primary sites are recommended as the most feasible for the development of affordable housing at the time of this study. The other 6 sites should be re-evaluated in the near future.

The remaining 21 sites should be considered as longer range opportunity sites that may become feasible as conditions change. The study recommends that the status of those sites be updated semi-annually.

The study recommends that the DAC continue to work with other local nonprofit developers and the County to undertake an in-depth analysis of the 9 primary sites. The next step is selection of the most feasible sites and proceed with acquisition of the site and development of affordable housing.

Since there are only a few sites suitable for affordable housing development in the County of Yolo, it is important to take advantage of these opportunities.

SITE STUDY SUMMARY AND RECOMMENDATIONS

PURPOSE

The objective of the study was to identify vacant and underutilized sites in Yolo County that are suitable for homeless and transitional housing and housing that is affordable to very low and low income households. Specifically, very low income households earn 50% or less of median and low income households are those households earning 80% of the median or less. Currently, a 3-person very low income household at 50% of median earns \$16,850. Housing costs should be no more than 30% of income or \$421 per month. See Appendix A-3 for current income limits.

THE STUDY

The study was undertaken in the following three steps or phases:

STEP ONE

A "Broad-Brush" analysis of a listing of publicly owned parcels in Yolo County was undertaken to eliminate those parcels that were clearly unsuitable for affordable residential development. This entailed a review of 105 County-owned parcels, Cal-Trans parcels which resulted in designating 30 sites as feasible for a more focused analysis.

STEP TWO

A focused analysis was undertaken of the 30 sites that collected basic information regarding parcel size, ownership, location, zoning, and related information and is included in the attached three page Preliminary Site Evaluation. Of the 30 parcels, nine were designated as "Primary Sites" and recommended for site analysis. The remaining 21 sites are considered "Longer Range Opportunity Sites."

STEP THREE

A Site Analysis was undertaken of the nine Primary Sites that collected in-depth information regarding current use, zoning, adjacent uses, soils and topographical data, ownership and availability for possible acquisition and neighborhood compatibility. In addition, a preliminary feasibility analysis of the development potential of each site is included. Based upon the feasibility analysis, the sites were then ranked according to their respective feasibility for short term development.

RECOMMENDATIONS

PRIMARY SITES

Detailed development and financing scenarios, including availability and acquisition cost analysis should be developed for prospective sites to determine project feasibility and relative degree of affordability that can be achieved on the site. Should the analysis be positive, steps should be taken to locate a development partner and funds to acquire and develop the site.

LONGER RANGE OPPORTUNITY SITES

Monitor the status of each site on a regular basis and update semi-annually to determine any change that would be beneficial to affordable housing development.

FUTURE ACTION

Make the Report available to other housing producers and community groups and arrange a workshop on developing specific sites designated in the study.

Follow up on monitoring the status of selected sites to determine suitability for development due to changing conditions.

BACKGROUND

This report is the product of a study of affordable housing sites in Yolo County undertaken in 1990 as a joint project by the Development Assistance Corporation and the Yolo Housing Authority.

The purposes of this Site Study are as follows:

1. To provide working information to affordable housing producers on development opportunities in Yolo County. The study was originally conceived by the Development Assistance Corporation as the first phase in a three-phase course of action, the end result being the development of an affordable housing project by the Corporation. These three phases are:

PHASE I: SITE STUDY: Conduct an analysis of vacant and underutilized publically-owned land in Yolo County and select the site or sites with the greatest potential for homeless, transitional or low income housing development;

PHASE II: DETAILED FEASIBILITY ANALYSIS: Conduct in-depth economic and physical feasibility studies, investigate funding sources, and perform necessary design work for the development of housing on the selected site(s);

PHASE III: Develop the site(s).

The results of this study are also being distributed to other housing producers and community groups, such as the Wayfarers, United Christian Center, Legal Services.

While this report is primarily an informational, working document, not a policy document, the results of this study do have important public policy implications in relation to Housing Elements. The element sets certain goals, policies and objectives for the development of housing for low and moderate income households and commits local government to maintain an active and cooperative working relationship with housing providers in order to encourage such housing. While housing development has not historically been a direct role of local government, action can be taken on a number of fronts to support affordable housing development on the sites studied in this report.

2. To provide a methodology that can be used by other localities. To this end, this report is being distributed to the cities in Yolo County.

METHODOLOGY

The study was conducted in two stages: (1) a "broad-brush" analysis of all vacant lands, and (2) a focused analysis of a select number of the sites with some potential for affordable housing development.

Step 1: Broad-brush. The analysis began with a parcel listing of publicly owned sites in the County.

Parcels were reviewed along a series of general criteria in order to "weed out" those lands clearly unsuitable for affordable residential development. These criteria are outlined below:

Parcel size: Is the site large enough to accommodate multi-family housing? (Generally, single-family lots in existing subdivisions were excluded from the analysis.)

Status: Are there any development approvals for the site in effect, or are there any serious development plans pending that would preclude alternate development plans? Are development prospects in the short-term unlikely?

Physical feasibility: Is the site relatively flat? Are soil conditions suitable for development? Are there other physical characteristics of the site that would necessitate expensive site preparation, grading or foundation work?

Land use suitability: Considering neighboring uses, street access, zoning and other County policies, affordable multi-family housing an appropriate use of the site?

Environmental suitability: Is the site located in or near an environmentally-sensitive area (e.g. wetlands, ridgetop, woodlands, or wildlife habitat) where development is not appropriate?

Economics: Is affordable housing development clearly precluded by prohibitive costs of site acquisition or construction?

Other: Is the site clearly unsuitable for moderate or high density development for other reasons?

This initial analysis was carried out by reviewing parcel planning maps, consulting with county staff, and viewing sites.

Based on this analysis the most promising sites were selected for the next stage of analysis.

Step 2: Focused. Basic information on each of the selected site's size, ownership and location was collected, and is included in the site profiles. In addition, the key factors which most determine a site's suitability for affordable housing were researched:

General description, history and status: Physical setting; configuration of the site; topography; existing uses (if any), and viability of those uses; current condition of the property; development approvals or proposals pending; former uses and past development proposals, if known.

Neighboring uses: Description of surrounding uses and general neighborhood characteristics; compatibility of neighboring uses with residential development.

County policy: General Plan designation and current zoning; policy for site considered or adopted in applicable subarea plan; number of units permitted under current zoning.

Physical conditions, archaeology and noise: Slope, soil conditions, drainage; possible flooding and/or seismic hazards, and mitigation measures required; current and expected noise levels; acceptability to residential development.

Availability of utilities and public services: Availability and capacity of water, gas, electric, telephone and sewer facilities; access to police and fire services.

Access to personal services: Automobile, bus and pedestrian access to job centers, schools, recreation, senior services, medical services, and basic retail and commercial services.

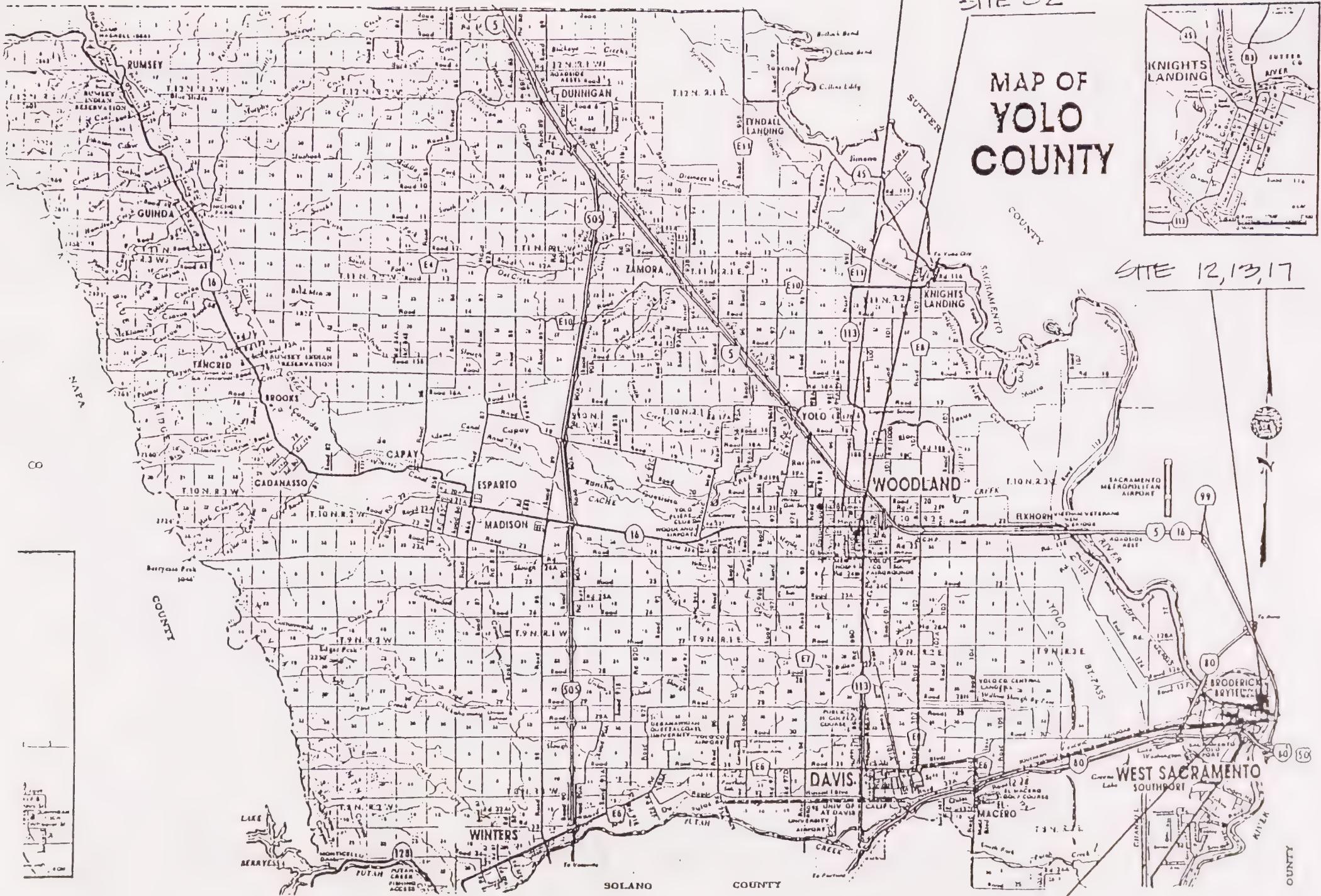
Neighborhood considerations: Neighborhood, homeowners' and other groups with possible interest in the site; neighborhood attitudes toward the possibility of affordable housing development and the potential for controversy; other political considerations.

This information is presented in the site profiles.

Based on the above analysis, some conclusions were reached about the development potential of 3 sites that were selected as having the most potential. Some preliminary development planning on a conceptual level was attempted.

Development scenario(s): Estimation of the number and size of units possible on the site, considering the physical capacities of the site, the economics of site development, allowable density, site coverage and other policy standards regarding multi-family residential development, density bonus possibilities pursuant to state law or local policy; possible location and configuration of building(s); parking requirements; suitability of the site for various types of occupancy -- i.e. seniors, families with children or mixed -- and project types -- i.e. homeless shelter, transitional housing, predominantly very low and low income affordable housing.

Finally, the development prospects for the sites were summarized, and the sites were ranked by their relative potential and priority for development.



2. SITE OF, OR

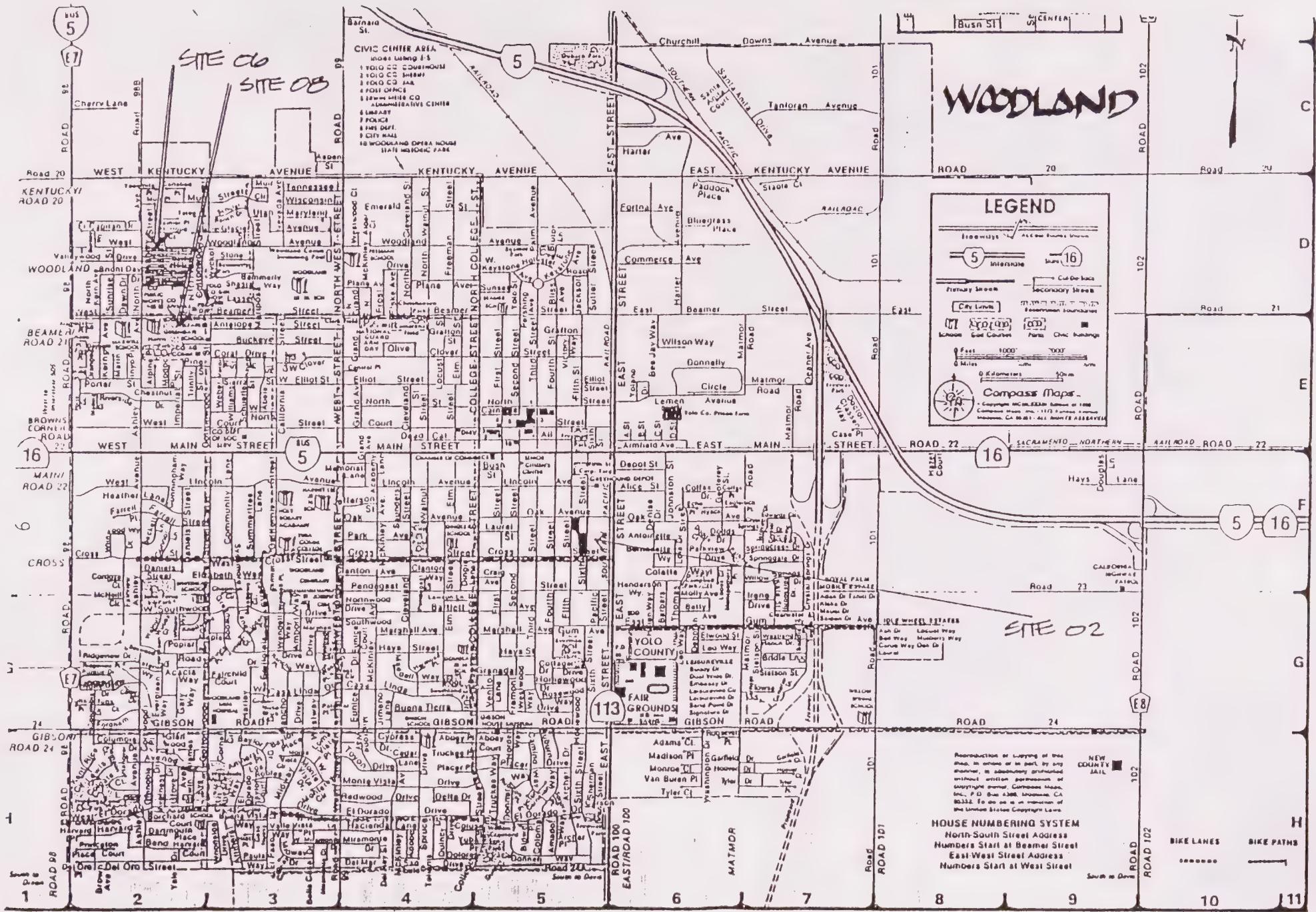
SITE C2

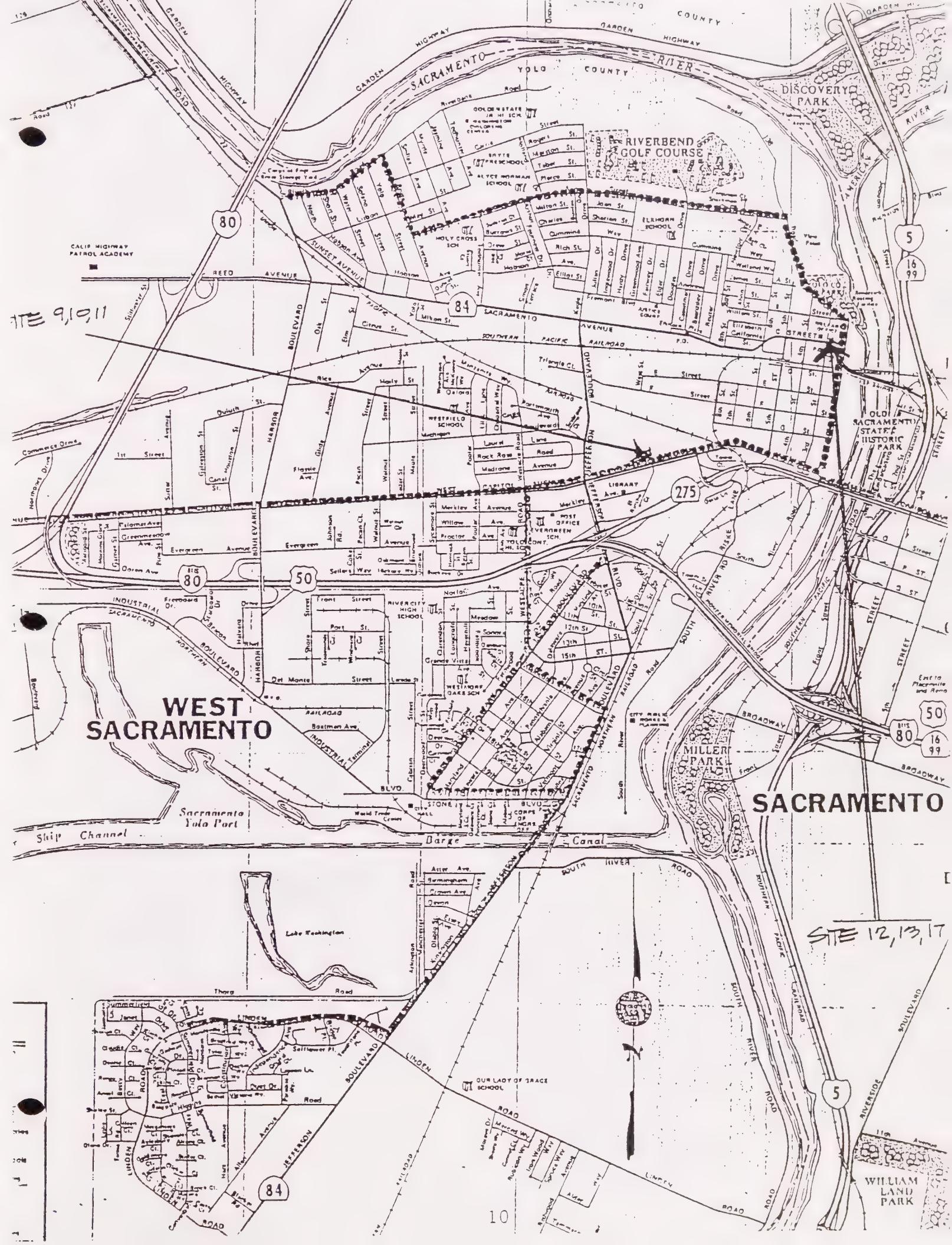
MAP OF
YOLO
COUNTY

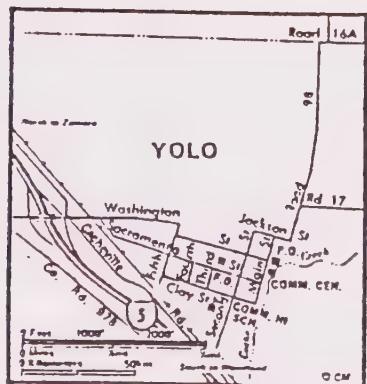
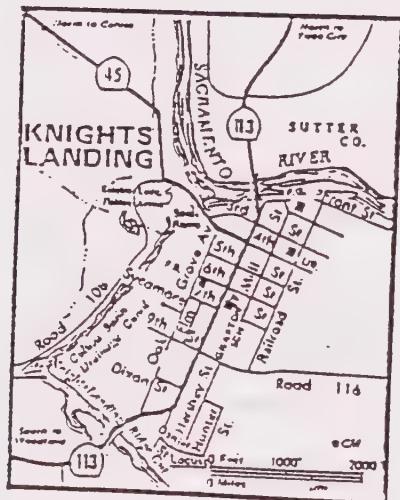
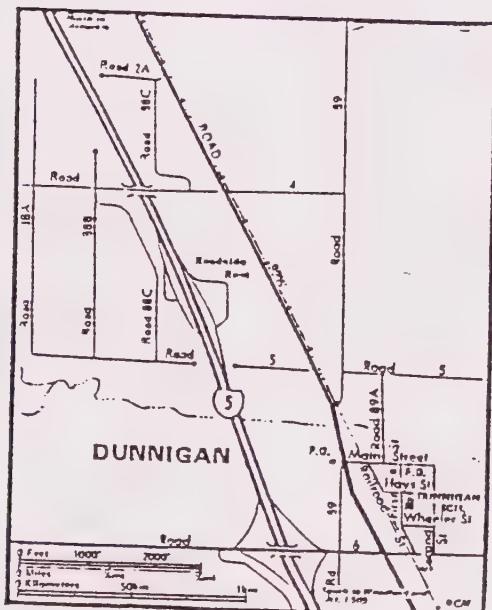
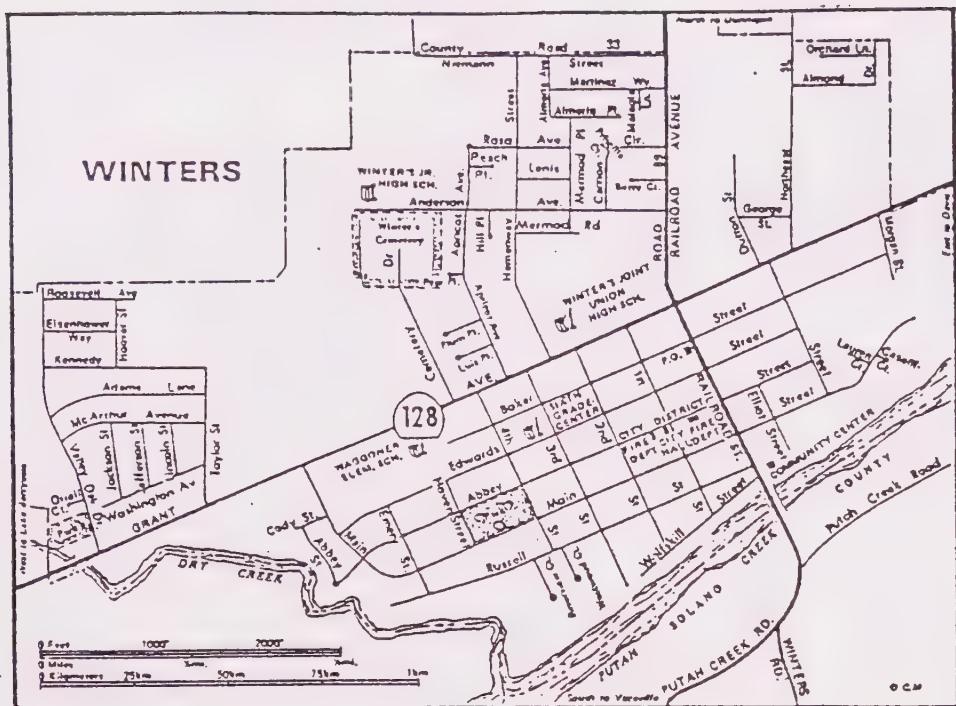
A detailed map of Knights Landing, California, showing the town's layout and surrounding areas. The town is centered around a grid of streets with numbered houses. Major landmarks include the Knights Landing Inn, Knights Landing School, and the Knights Landing Marina. The map also shows the American River and the location of Butterfield's Mill. State Route 41 is shown running north-south through the town, and State Route 101 is shown running east-west. A scale bar indicates distances up to 1/4 mile.

STE 12,13,17

SITE 9, 10, 11







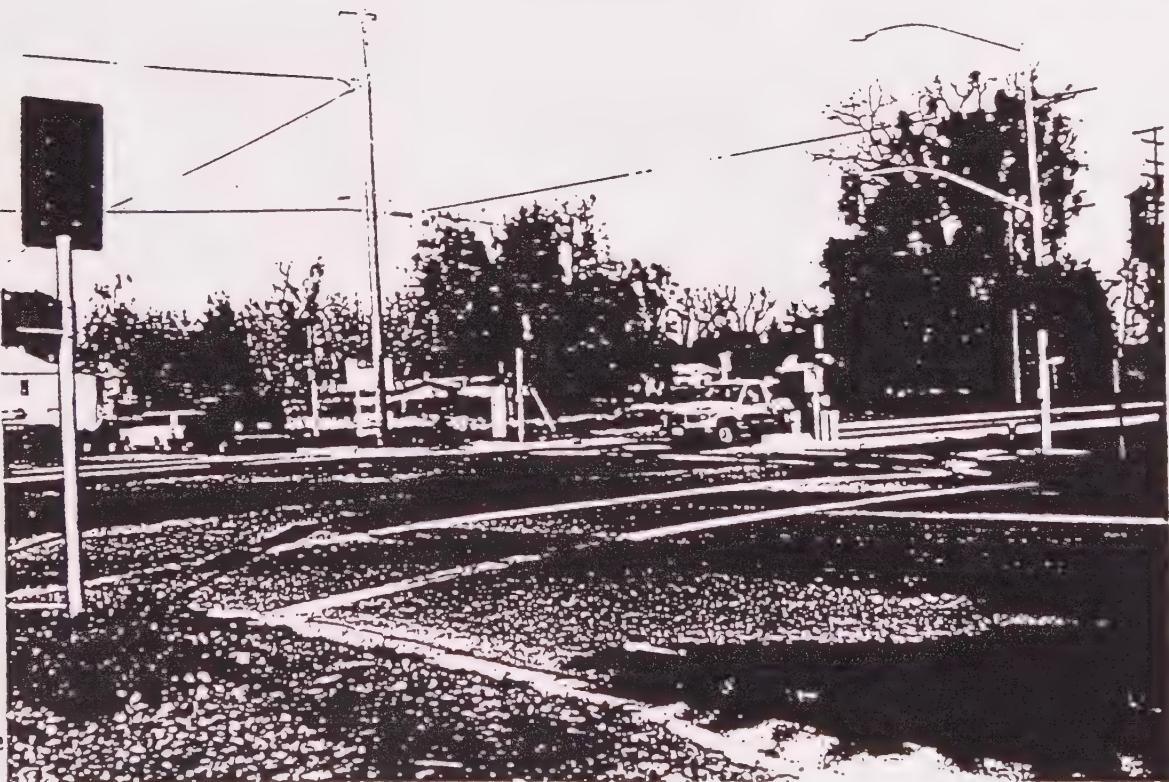
PRIMARY SITES CONSIDERED FOR DETAILED EVALUATION
AND FUTURE ACTION

<u>Ranking & Site #</u>	<u>Location & Description Recommendation</u>	<u>Status</u>
1. 12	Third Street, West Sacramento. Vacant parcel.	Contact City of West Sacramento re: use and agreements with County.
2. 13	221 Third Street, Vacant parcel.	Same as # 1 above.
3. 17	Block between 3rd & 4th and B & C St, West Sacramento	Same as # 1 above.
4. 02	6th & Cross St. Woodland. Currently used as storage	Sheltered Workshop. 5 year lease. Evaluate in 1-2 years.
5. 06	Beamer & Cottonwood St. Woodland. Currently used for County Public Works, Probation, Communications. Approximately 50% of site is vacant.	Part of County Master Plan for for County facilities.
6. 08	Beamer St. across from Public Works, Woodland. Currently used for Community Garden.	Same as #5 above.
7. 09	1100, 1120, 1130 West Capital Ave, West Sacramento. Vacant parcel.	Considered for office building.
8. 10	1124 West Capital Ave West Sacramento. Vacant parcel.	Same as #7 above.
9. 11	1140 West Capital Ave West Sacramento. Vacant parcel.	Same as #7 above.

Scoring system : A response that is positive or supportive for affordable housing development is equal to 1, negative equal to -1, neutral equal to 0.

GENERAL INFORMATION

PROPERTY LOCATION THIRD & C STREET WEST SACRAMENTO DATE : 8/6/90
ADDRESS : 3RD ST PRELIMINARY EVALUATION SCORE : 3
PARCEL SIZE : 25,613.0 Sq. Ft. ; .6 Acres PERFORM DETAILED EVALUATION : YES
ASSESSORS PARCEL NO. : 10-101-14 DETAILED EVALUATION SCORE :
OWNERS NAME : YAO COUNTY HOMELESS HOUSING # units :
ADDRESS : RENTAL HOUSING # units : 12
FOR SALE HOUSING # units :



page

PRELIMINARY SITE EVALUATION

GENERAL DESCRIPTION : LEVEL SITE

score

EXISTING USE : Vacant

NEIGHBORING USES : SINGLE & MULTIFAMILY RESIDENTIAL
COUNTY OFFICES & CORP YARD

AVAILABILITY	yes	no	Comments
For sale or lease :	<input checked="" type="checkbox"/>	unknown	CONTACT COUNTY & CITY OF WEST SACRAMENTO
Consider future sale / lease :	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Price or lease amount :		per unit	Total

PRESENT ZONING : 1 units / acre TO BE DETERMINED
RMU - RIVERFRONT MIXED USE

	yes	no	Comments
HOUSING OPPORTUNITY SITE :	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

REDEVELOPMENT AREA : PHYSICAL CONSTRAINTS :

PRELIMINARY SITE EVALUATION

	yes	no	Comments	Score
ENVIRONMENTAL CONSTRAINTS :	---	X		

TRAFFIC CONSTRAINTS :

---	X
-----	---

OTHER CONSTRAINTS :

X	---	CLOSE TO C ST BRIDGE ACCESS
---	-----	-----------------------------

CURRENT PROJECT APPROVALS

Housing (# units) :

---	X
-----	---

Commercial-retail-office :

---	X
-----	---

Other :

---	X
-----	---

Developer / Proponent :

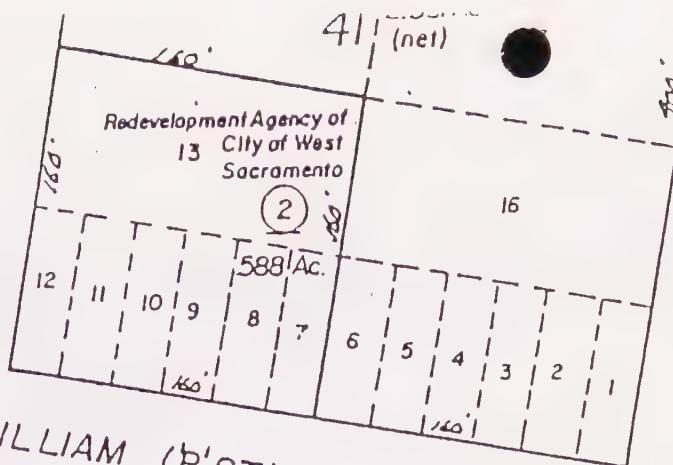
PERFORM DETAILED SITE EVALUATION AT THIS TIME :

yes no

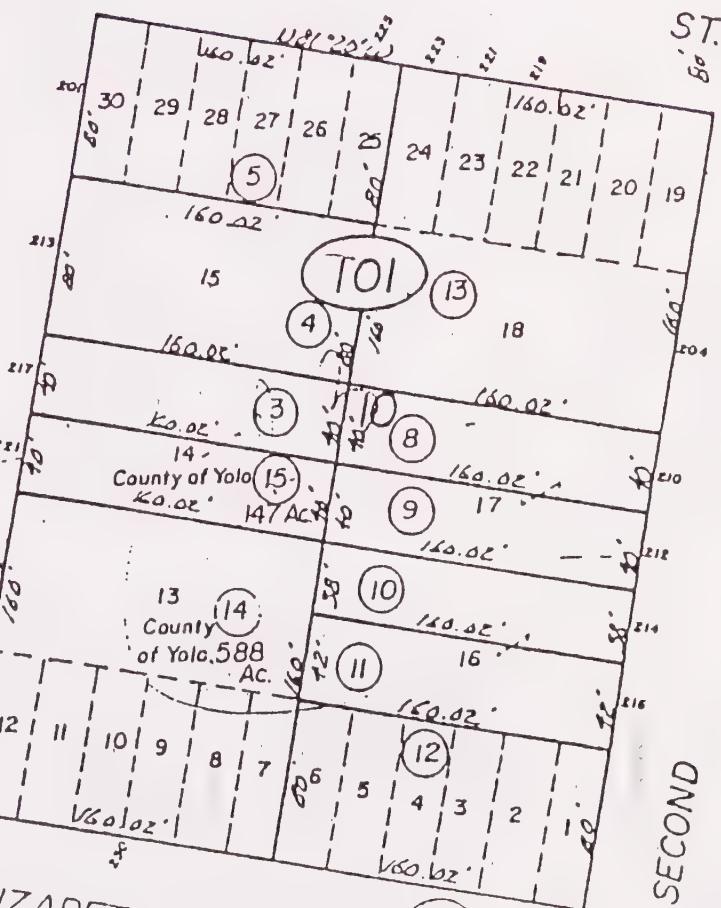
GENERAL COMMENTS :

SHOULD BE CONSIDERED TOGETHER WITH
ADJACENT SITE # 13.

RECOMMENDATION FOR FUTURE ACTION : DETERMINE STATUS WITH CITY OF
WEST SACRAMENTO & COUNTY.



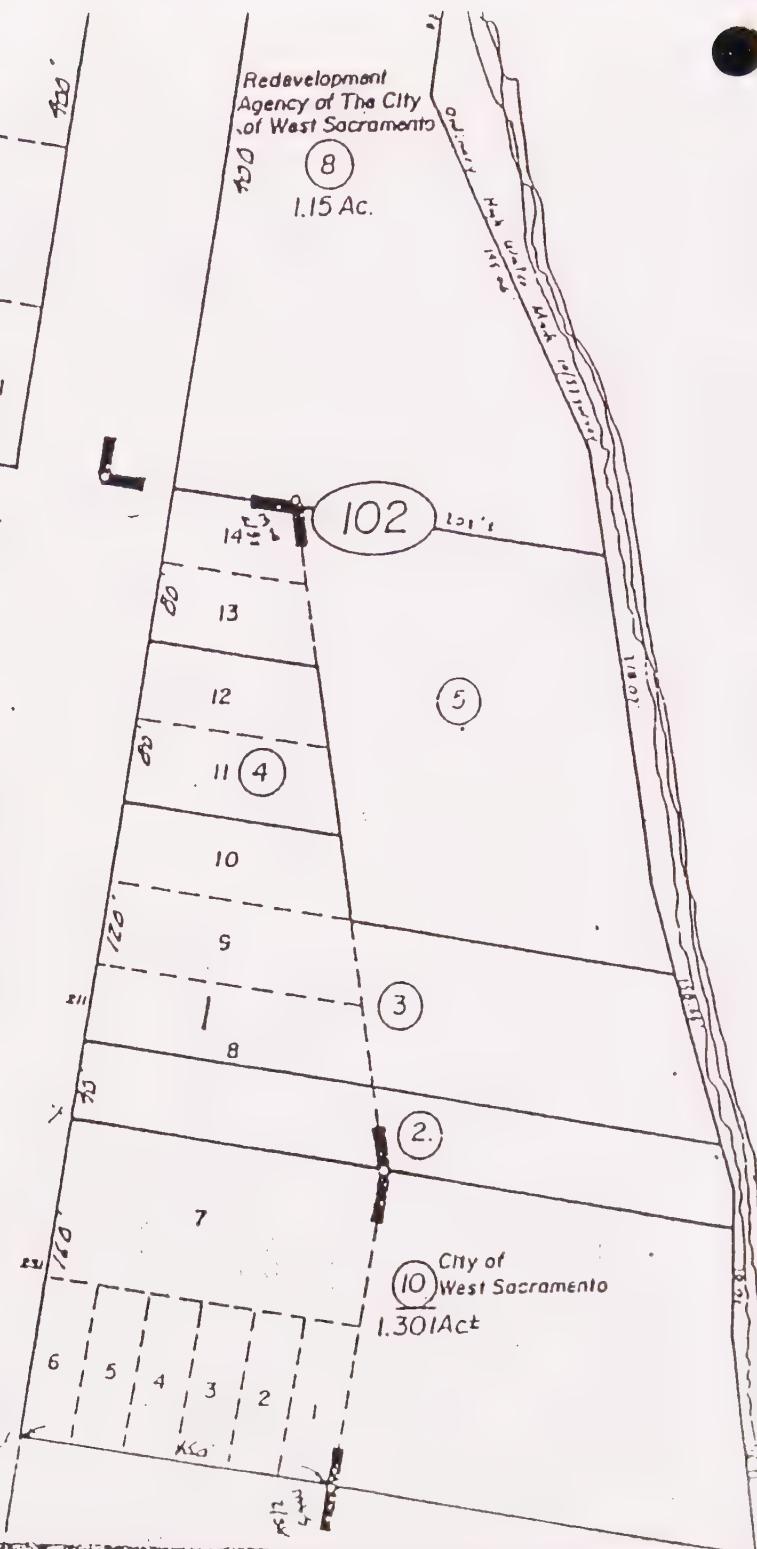
WILLIAM (B'ST.)



ELIZABETH ('C'ST.)

37

ST 3



CITY OF W
Assessor
County

Site # 12 APM 10-101-14 Density : 20 units/acre Acres - 0.6 Sqft - 25,613
 Location : Third & C Streets, West Sacramento # Units : 3 Low Income - 3 Very Low Income

I. INCOME & RENT LIMITS

Low Income @ 80% of median

1 Bdrm - 2 person	2 Bdrm - 3 person	3 Bdrm - 4 person
Income - 24,000	27,000	30,000
Rent - 600	675	750

Very Low Income @ 50% of median

Income - 15,000	16,850	18,750
Rent - 375	421	469

II. UNIT MIX, RENT, & INCOME SCHEDULE

Unit	total #	size	25% Low Income		24% Very Low Inc.		51% Market		Annual income	
			No. of rent	No. of rent	No. of rent	No. of rent				
1 br/1ba	1	600	706	0	600	0	375	1	450	5,355
2 br/1ba	7	800	5,645	2	675	2	421	4	525	36,959
3 br/2ba	4	1,000	3,528	1	750	1	469	2	750	24,131
Total	12		9,878	3	3		6			66,446

Vacancy 3% per year (1,993)

Operating Expenses 2,100 per unit per year (24,696)

Net Operating Income 95% of operating income 39,757

Annual Debt Service (37,769)

Cash Flow 1,988

III. USES OF FUNDS AMOUNT

LAND COST 25,613 sq ft @ 4.00 /sqft 8,712 per unit 102,452

DEVELOPMENT - 9,878 sq ft @ 55.00 /sqft (Architect, Engineer, Fees, Permits, Financing, Construction, etc) 46,200 per unit 543,306

TOTAL PROJECT 12 units @ 54,912 per unit 645,758

IV. SOURCES OF FUNDS

FIRST MORTGAGE 10.50% interest 30 year term 29,057 per unit 341,710

LOW INCOME TAX CREDIT 60% of development cost of low income units 159,732

LAND ACQUISITION - CDBG 8,712 per unit 102,452

GAP 3,560 per unit 41,864

TOTAL PROJECT 54,912 per unit 645,758

Scoring system : A response that is positive or supportive for affordable housing development is equal to 1, negative equal to -1, neutral equal to 0.

GENERAL INFORMATION

PROPERTY LOCATION THIRD ST. NEAR C ST. WEST SACRAMENTO DATE : 8/4/90

ADDRESS : 221 THIRD ST

PRELIMINARY EVALUATION SCORE :

PARCEL SIZE : 6403 0 Sq. Ft. ; .1 Acres

PERFORM DETAILED EVALUATION :

ASSESSORS PARCEL NO. : 10-101-15

DETAILED EVALUATION SCORE :

OWNERS NAME : YOLO COUNTY

HOMELESS HOUSING # units :

ADDRESS :

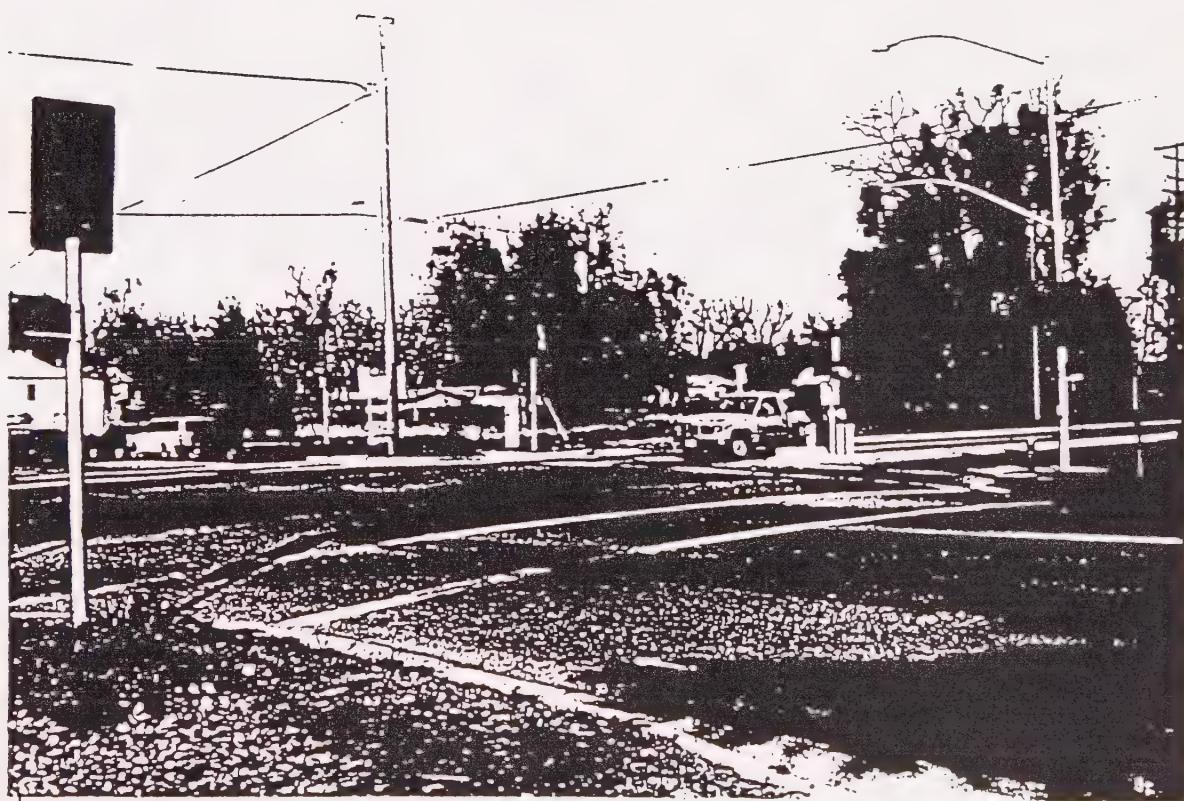
3 OK

RENTAL HOUSING # units :

2

FOR SALE HOUSING # units :

1



page 1

PRELIMINARY SITE EVALUATION

GENERAL DESCRIPTION : FLAT SITE

Score

1

EXISTING USE : UNOCCUPIED

1

NEIGHBORING USES : SINGLE & MULTIFAMILY - COUNTY OFFICES
LEP. YARD.

AVAILABILITY	yes	no	Comments
For sale or lease :		unknown <input checked="" type="checkbox"/>	
Consider future sale / lease :	---	---	<input checked="" type="checkbox"/>
Price or lease amount :		per unit	Total
PRESENT ZONING :	1 units	/acre	<u>TO BE DETERMINED</u>
<u>RMU RIVERFRONT MIXED USE</u>			

HOUSING OPPORTUNITY SITE :	yes	no	Comments
	---	<input checked="" type="checkbox"/>	

BEDVELOPMENT AREA : PHYSICAL CONSTRAINTS :

PRELIMINARY SITE EVALUATION

	yes	no	Comments	score
ENVIRONMENTAL CONSTRAINTS :	X		

TRAFFIC CONSTRAINTS : X

OTHER CONSTRAINTS : X

CURRENT PROJECT APPROVALS

Housing (# units) : X

Commercial-retail-office : X

Other : X

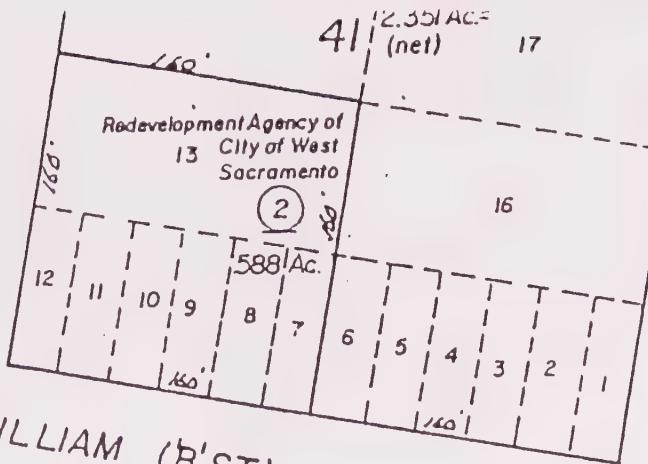
Developer / Proponent :

yes no

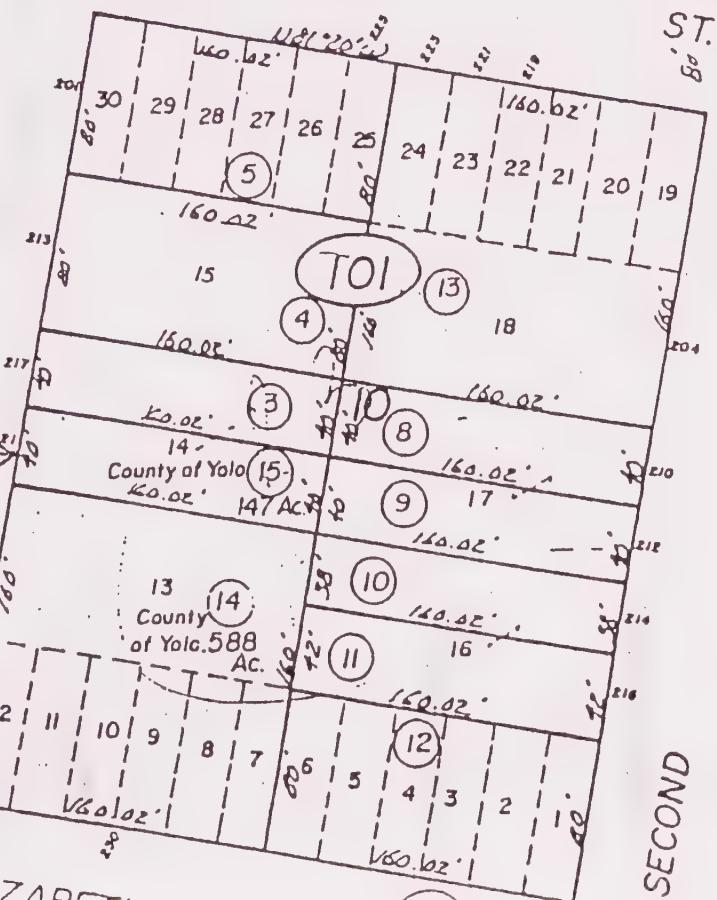
PERFORM DETAILED SITE EVALUATION AT THIS TIME :

GENERAL COMMENTS : SHOULD BE CONSIDERED TOGETHER WITH ADJACENT SITE #12.

RECOMMENDATION FOR FUTURE ACTION : DETERMINE STATUS WITH CITY OF WEST SACRAMENTO AND COUNTY



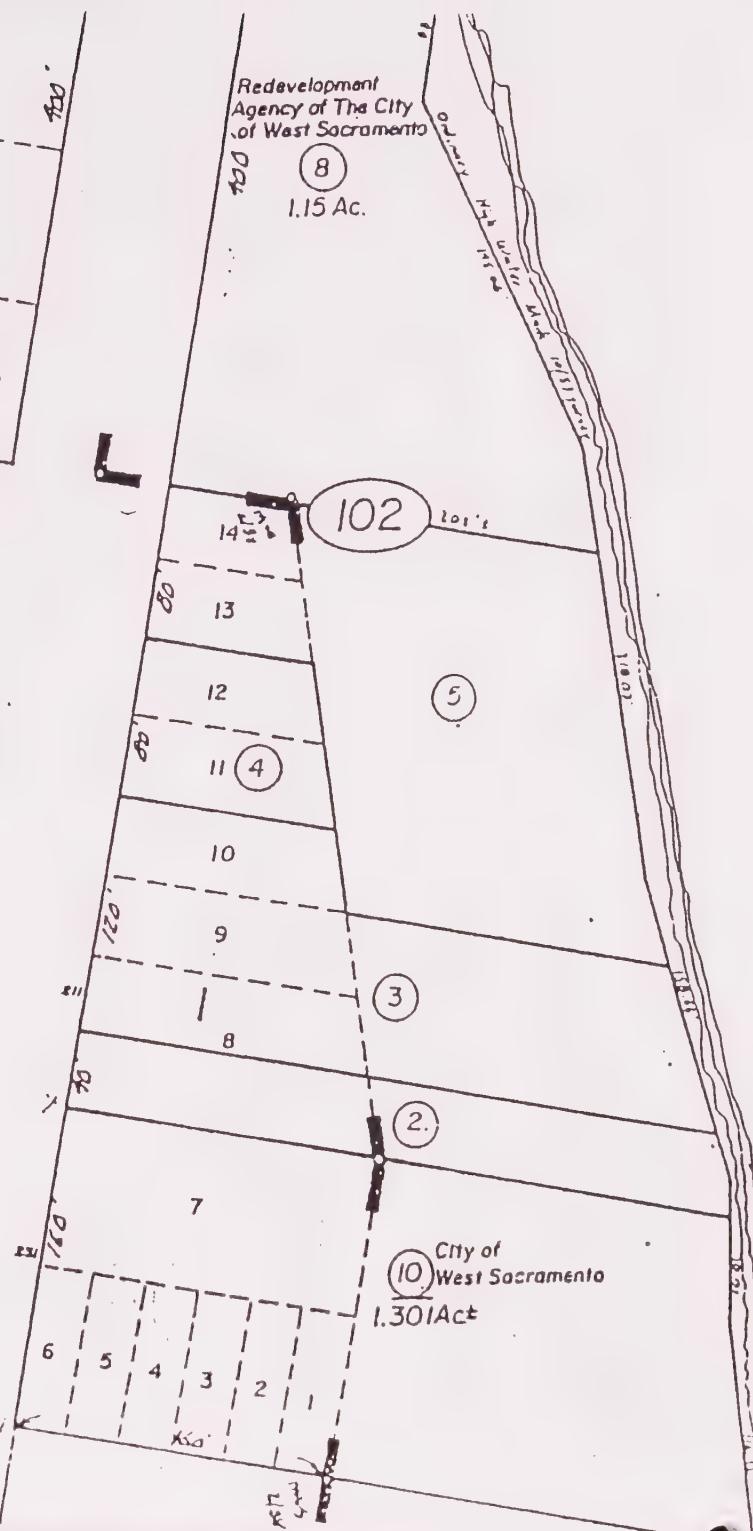
WILLIAM (B'ST.)



ELIZABETH ('C'ST.)
of Washington

37

ST. ¹₂



CITY OF
Assessor
Coun

SITE DEVELOPMENT ANALYSIS Yolo County Site Study 07-Aug-90

Site # 13 APN 10-101-15 Density : 20 units/acre Acres - 0.1 Sqft - 6,403
 Location : 221 Third St. West Sacramento # Units : 1 Low Income - 1 Very Low Income

I. INCOME & RENT LIMITS

Low Income @ 80% of median

1 Bdrm - 2 person	2 Bdrm - 3 person	3 Bdrm - 4 person
Income - 24,000	27,000	30,000
Rent - 600	675	750

Very Low Income @ 50% of median

Income - 15,000	16,850	18,750
Rent - 375	421	469

II. UNIT MIX, RENT, & INCOME SCHEDULE

Unit	total #	size	total	25% Low Income No. of rent	24% Very Low Inc. No. of rent	51% Market No. of rent	Annual income
1 br/1ba	0	600	176	0	600	0	375
2 br/1ba	2	800	1,411	0	675	0	421
3 br/2ba	1	1,000	882	0	750	0	469
Total	3		2,469	1	1	1	16,611
Vacancy				3% per year			(498)
Operating Expenses				2,100 per unit per year			(6,174)
Net Operating Income							9,939
Annual Debt Service				95% of operating income			(9,442)
Cash Flow							497

		AMOUNT
LAND COST	6,403 sq ft @ 4.00 /sqft	25,612
DEVELOPMENT	2,469 sq ft @ 55.00 /sqft (Architect, Engineer, Fees, Permits, Financing, Construction, etc)	135,821
TOTAL PROJECT	3 units @ 54,912 per unit	161,433

		AMOUNT
FIRST MORTGAGE	10.50% interest 30 year term 29,057 per unit	85,424
LOW INCOME TAX CREDIT	60% of development cost of low income units	39,931
LAND ACQUISITION	CDBG 8,712 per unit	25,612
GAP	3,560 per unit	10,486
TOTAL PROJECT	54,912 per unit	161,433

Scoring system : A response that is positive or supportive for affordable housing development is equal to 1, negative equal to -1, neutral equal to 0.

GENERAL INFORMATION

PROPERTY LOCATION 3RD/4TH & B/C ST. WEST SACRAMENTO DATE: 8/6/90

ADDRESS :

PRELIMINARY EVALUATION SCORE :

12

PARCEL SIZE : 128,023.0 Sq. Ft. ; 2.9 Acres

PERFORM DETAILED EVALUATION :

YES

ASSESSORS PARCEL NO. : 10-496-0

DETAILED EVALUATION SCORE :

-

OWNERS NAME : Yolo County

HOMELESS HOUSING # units :

-

ADDRESS :

RENTAL HOUSING # units :

59

FOR SALE HOUSING # units :

-



page 1

PRELIMINARY SITE EVALUATION

GENERAL DESCRIPTION : FLAT IMPROVED SITE

Score

1

EXISTING USE : COUNTY CORP. YARD - SOUND CLINIC
WEST SACRAMENTO RESOURCE CENTER

-1

NEIGHBORING USES : NEIGHBORHOOD COMMERCIAL
RESIDENTIAL

0

AVAILABILITY	yes	no	Comments
For sale or lease :	---	X	unknown
Consider future sale / lease :	---	---	X
Price or lease amount :	-----	-----	per unit
PRESENT ZONING :	1 units	/acre	TO BE DETERMINED
RMU	RIVERFRONT MIXED USE		

yes	no	Comments
HOUSING OPPORTUNITY SITE :	X	-----
RIDEVELOPMENT AREA :	X	-----
PHYSICAL CONSTRAINTS :	-----	X

PRELIMINARY SITE EVALUATION

	yes	no	Comments	Score
ENVIRONMENTAL CONSTRAINTS :	---	X		—

TRAFFIC CONSTRAINTS :

---	X
-----	---

OTHER CONSTRAINTS :

---	X
-----	---

CURRENT PROJECT APPROVALS

Housing (# units) :

---	X
-----	---

Commercial-retail-office :

---	X
-----	---

Other :

---	X
-----	---

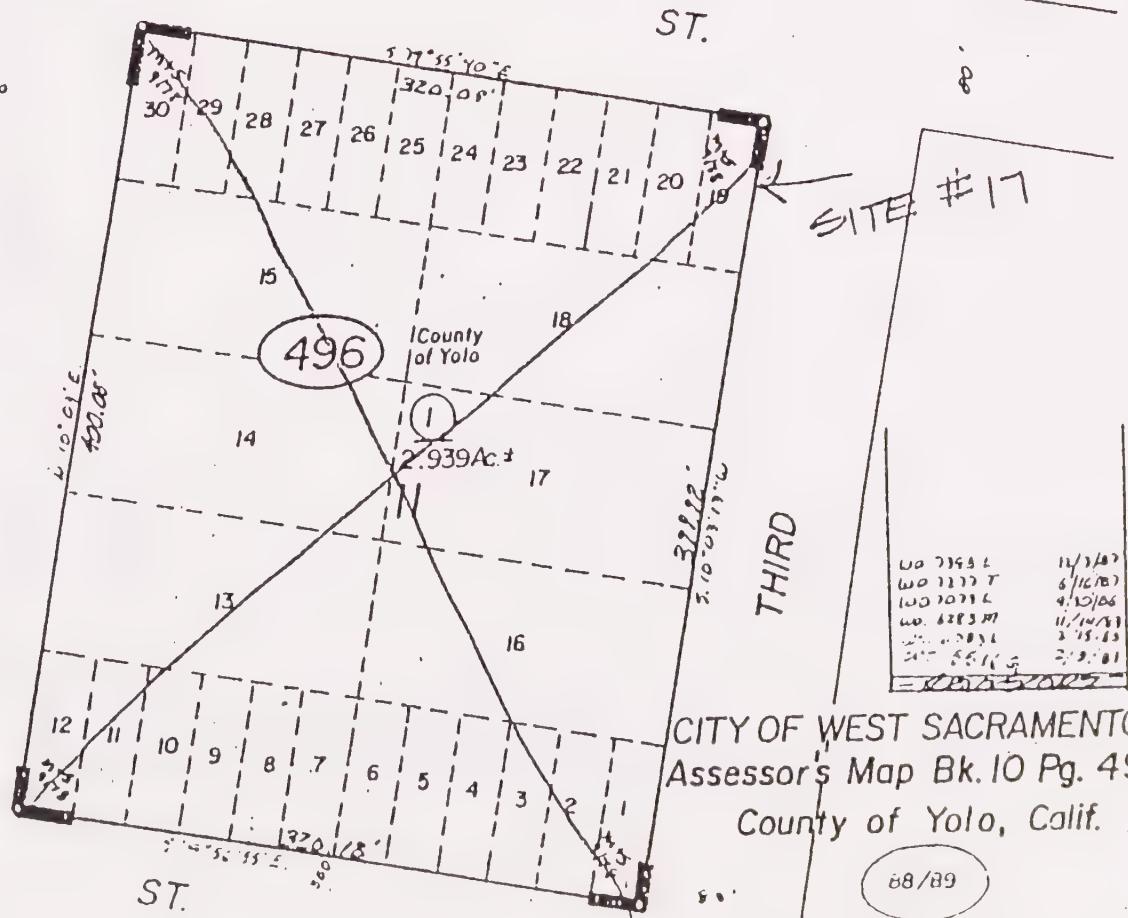
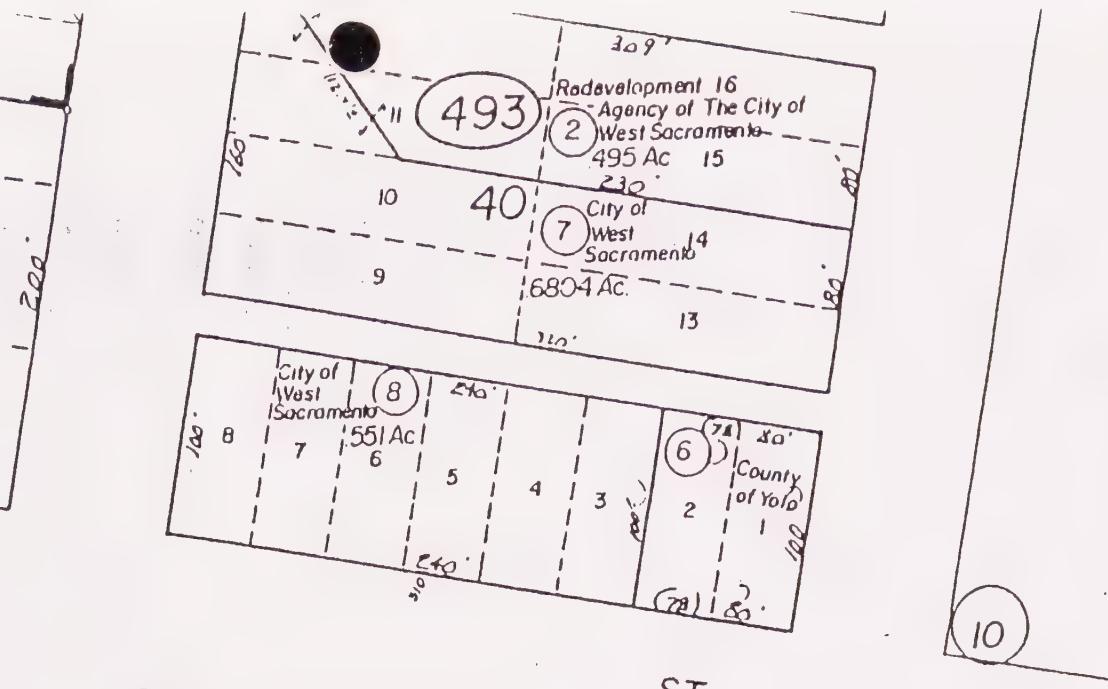
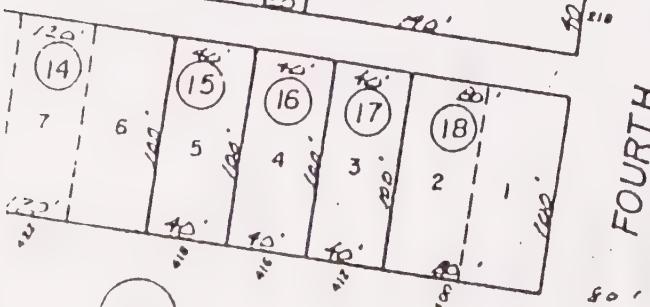
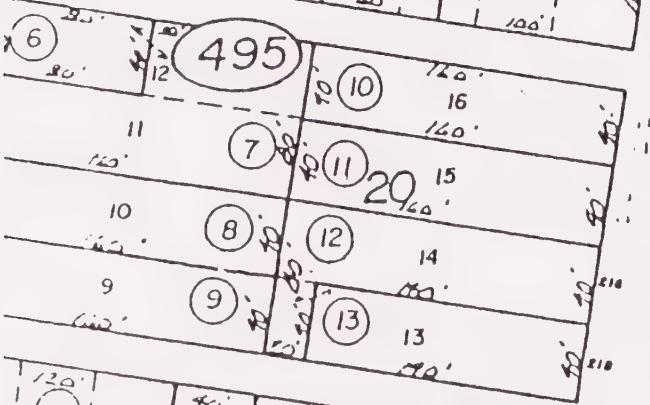
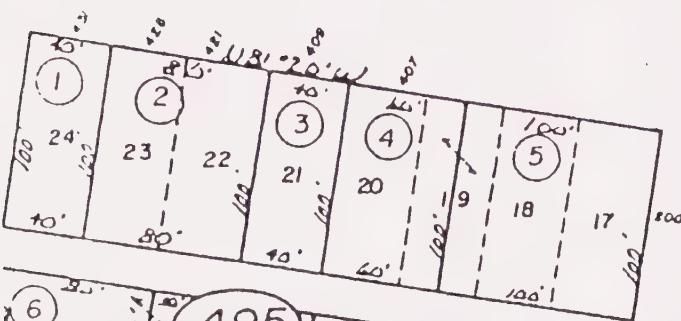
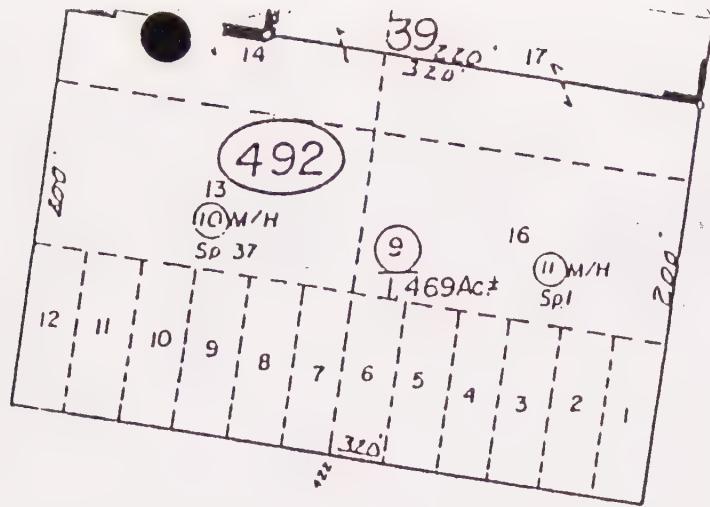
Developer / Proponent :

PERFORM DETAILED SITE EVALUATION AT THIS TIME :

Yes No

GENERAL COMMENTS : PARTIAL SITE DEVELOPMENT MIGHT BE FEASIBLE

RECOMMENDATION FOR FUTURE ACTION : DETERMINE STATUS WITH CITY OF WEST SACRAMENTO AND COUNTY.



CITY OF WEST SACRAMENTO
Assessor's Map Bk. 10 Pg. 49
County of Yolo, Calif.

GB/88

!rly 0110-0506,08&09)

~~Assessor's Block Numbers Shown in Ellipses~~

SITE DEVELOPMENT ANALYSIS Yolo County Site Study 07-Aug-90

Site # 17 APN 10-496-01 Density : 20 units/acre Acres - 2.9 Sqft - 128,023
 Location : 3rd/4th - B/C St. West Sacramento # Units : 15 Low Income - 14 Very Low Income

I. INCOME & RENT LIMITS

Low Income @ 80% of median

	1 Bdrm - 2 person	2 Bdrm - 3 person	3 Bdrm - 4 person
Income -	24,000	27,000	30,000
Rent -	600	675	750

Very Low Income @ 50% of median

		16,850	18,750
Income -	15,000		
Rent -	375	421	469

II. UNIT MIX, RENT, & INCOME SCHEDULE

Unit	total #	size	25% Low Income		24% Very Low Inc.		51% Market		Annual income	
			total	No. of rent	No. of	rent	No. of	rent		
1 br/1ba	6	600	3,527	1	600	1	375	3	450	26,768
2 br/1ba	35	800	28,214	9	675	8	421	18	525	184,734
3 br/2ba	18	1,000	17,634	4	750	4	469	9	750	120,617
Total	59		49,375	15		14		30		332,119

Vacancy	3% per year	(9,964)
Operating Expenses	2,100 per unit per year	(123,438)

Net Operating Income		198,717
Annual Debt Service	95% of operating income	(188,782)

Cash Flow		9,936
-----------	--	-------

III. USES OF FUNDS

				AMOUNT	
LAND COST	128,023 sq ft	@ 4.00 /sqft	-	8,712 per unit	512,092
DEVELOPMENT	49,375 sq ft	@ 55.00 /sqft	-	46,200 per unit	2,715,639
	(Architect, Engineer, Fees, Permits, Financing, Construction, etc)				
TOTAL PROJECT	59 units	@	-	54,912 per unit	3,227,731

IV. SOURCES OF FUNDS

				AMOUNT
FIRST MORTGAGE	10.50% interest	30 year term	29,057 per unit	1,707,990
LOW INCOME TAX CREDIT	60% of development cost of low income units			798,398
LAND ACQUISITION	- CDBG		8,712 per unit	512,092
GAP			3,560 per unit	209,251
TOTAL PROJECT			54,912 per unit	3,227,731

SITES CONSIDERED FOR EVALUATION

Owner : YOLO COUNTY

WOODLAND & WOODLAND AREA

site #	Parcel #	Acres	Sqft	Location	Current use
01	5-202-15	0.40	17,293	1st & North	Parking lot
02	6-222-10	0.72	31,320	5th & Oak St	Storage facility
03	6-222-12	1.62	70,567	6th & Cross St	Sheltered Workshop
04	25-120-41	6.65	289,674	West of Woodland	County Gravel Pit
05	63-060-06	3.05	132,858	C St-Armfield	Branch Jail
06	64-010-15	31.17	1,357,939	Beamer/Cottonwd	Co. Garage/PubWks
07	64-010-21	0.84	36,634	YGH/Cottonwood	Vacant (Hospital)
08	64-010-11	17.695	770,794	Beamer/Cottonwd	Community Garden

WEST SACRAMENTO & AREA

09	8-150-57	3.479	151,545	1100,1120,1130 W.Cap	Vacant
10	8-150-55	?		1124 W. Cap	Vacant
11	8-150-5	?		1140 W. Cap	Vacant
12	10-101-14	0.59	25,613	Third St.	Former Housing
13	10-101-15	0.15	6,403	221 3rd St.	Former Housing
14	10-373-12	0.14	5,924	Between 2nd & D	Landlocked strip
15	10-494-13	0.144	6,273		Low Inc. Housing
16	10-494-14	0.505	21,998		Low Inc. Housing
17	10-496-01	2.939	128,023	3rd/4th - B/C sts	CO Yard / Clinic
18	14-640-02	0.55	23,958	West of I80	Treatment Plant
19	14-640-24	4.318	188,092	Est I80, Wst Hrbr	Treatment Plant
20	46-100-08	0.371	16,161	Davis Rd Southport	Drainage

WINTERS & AREA

21	3-222-04	1.211	52,751	Public Works Yard
ESPARTO and MADISON				
22	48-210-02	10.97	477,853	Cr 87/19A
23	49-321-02	0.331	14,418	Wdlnd Ave/Alpha
24	49-322-05	0.517	22,521	Wdlnd Ave/Alpha
25	49-461-02	0.158	6,882	Parking for Guy's
KNIGHTS' LANDING				
26	56-285-04	0.12	5,009	Oak Grove Ave
DUNNIGAN				
27	51-140-03	29.05	1,265,418	Cr2 West of I-5
YOLO				
28	25-401-3	0.258	11,238	Sacramento St.
RURAL				
29	25-380-19	0.833	36,285	Cr97 Next to FD
30	42-050-03	2.435	106,069	Cr102/26-A
Fire Dept				
Vacant				

APPENDIX

PREPARATION OF THE AFFORDABLE HOUSING SITE STUDY

This study was prepared by the Development Assistance Corporation of Yolo County together with the Yolo County Housing Authority and the Richard Bornholdt Consulting Group.

- A-1 LIST OF YOLO COUNTY PARCELS
- A-2 CORRESPONDENCE FROM CAL TRANS
- A-3 Income Limits

1989: County-Owned Property					
	Total Acres		2575.582		Site Visit
Parcel #	Acres	Location		Description	
Woodland					
51202-15	.397	1st & North Streets, Woodland		Parking lot	
51202-17	3.643	725 Court St., Woodland		Courthouse/Meier Bldg.	
51204-22	2.550	Third & North Sts., Woodland		Sheriff's Dept/Jail	
51221-05	.502	308 Court St., Woodland (3d & Court)		Post Office parking lot (leased to City)	
61222-10	.719	5th & Oak Sts. Woodland		Storage facility	
61222-12	1.520	6th & Cross Sts. Woodland		Sheltered Workshop-leased out	
25120-26	.184	Monument Hill cemetery		burial plot for indigents (Pub Guardian)	
63060-06	3.050	Woodland- C Street off Armfield		Branch Jail	
64010-15	31.174	Block Beamer/Cottonwood/Woodland/Ashley-W	Co Garage, Pub Wks, Communic, Prob		
64010-21	.841	pie shaped parcel between YGH & Cottonwood-W	vacant (Yolo Gen Hospital)		
64051-37	5.035	corner Beamer & Cottonwood-Woodland		Yolo General Hospital/Adult Day Health Care	
64081-05	.917	Scorner W Beamer & Cottonwood-Woodland		Hospital parking lot	
65250-46	.460	W. Lincoln Ave.-Woodland		YC Risk Management	
39392-01	2.270	Gibson Road, Woodland		Gibson Museum	
42010-24	5.000	CR 24, Woodland		Animal Control Bldg.	
42010-35	20.000	Gibson Rd. (CR 102) Woodland		Monroe Detention Facility	
	78.262				
Davis and Davis area					
33130-2	161.6	CR 104 (old Fed. Communications site)		Park site (northern half)	2/28/89
33130-3	161.6	CR 104 & CR 36 (old Fed Communic. site)		Park site (southern half)	2/28/89
33150-37	16.27	CR 36 & CR 105 - SW corner		Migrant camp	2/28/89
33290-35	6.141	Davis, South of I-80, East of Mace Blvd.		drainage	
33290-39	.020	Davis, S of I-80, East of Mace Blvd.		drainage	
33300-18	10.950	Davis, S of I-80 Glide Ranch		drainage	
33300-20	2.830	Davis, S of I-80 Glide Ranch		drainage	
36160-1		Median strip corner CR 98 & CR 32		"Cactus Corner"	2/28/89
68050-09	2.490	off Chiles Road-Davis		drainage	2/28/89
68050-10	.910	off Chiles Road-Davis		drainage	2/28/89
68050-11	3.023	off Chiles Road-Davis		drainage	2/28/89
68192-17	.063	El Macero Drive (Lot A)		right of way	

69	070-19	1.750	Cowell Blvd & Mace Blvd - Davis	Fire Station	2/28/89
69	100-01	3.013	Putah Creek between Willowbank Ave & CR 104	creek	2/28/89
69	100-05	.677	Putah Creek between Willowbank Ave & CR 104	creek drainage	2/28/89
69	100-09	.720	Putah Creek between Willowbank Ave & CR 104	creek drainage	2/28/89
69	100-10	1.893	Putah Creek between Willowbank Ave & CR 104	creek drainage	2/28/89
69	131-48		South of Cowell Blvd El Macero-Davis		
69	150-19	.003	Willowbank area, NE of Meadowbrook Dr.-Davis	drainage	
69	180-08	.270	NE of East Oakside Pl at Davis city limits	drainage ditch	
69	230-07	1.65	NE CR 103, S of Cowell Blvd.-Davis	drainage easement	
70	080-04	2.000	600 A Street, Davis	Davis Health & Justice Center	
70	251-02	0.129	F Street between Second & Third Sts. Davis	parking lot	2/28/89
		578.00?			

West Sacramento and West Sacramento Area			
81150-57	3.479	1100, 1120, 1130 West Capitol Ave., West Sacramento	
81150-55		1124 W. Capitol Ave.	El Rancho Countryland Bar
81150-5		1140 W. Capitol Ave.	Capitol Motel
10101-14	.588	Third St., West Sacramento	former housing project site
10101-15	.147	221 Third St., West Sacramento	former housing project site
10373-12	.136	landlocked strip South of 1 St. Bridge-West Sacramento	
10493-06	.179	Third & B Streets, West Sacramento	Communications relay tower
10494-13	.144	Corner 6th & C Sts. West Sacramento	
10494-14	.505	516 C Street, West Sacramento	Battered Women's Center (leased)
10496-01	2.939	Block between 3d & 4th/B & C Sts. W.S.	Co. yard/Salud Clinic/Health svcs.
10504-15	.112	irregular strip 304, 306, 308 Sixth St. WS	remnant from subdivision
14640-02	.550	West of I-80 near Pioneer Bridge	
14640-24	4.318	East of I-80, South of CR22, west of Harbor Blvd	
45182-29	.183	Southport	street right of way
46100-08	.371	Davis Road - Southport	waste
58300-04	.063	pie shaped at corner of Business 80 and Tower Sycamore	vacant
67260-01	.209	canal-corner Sycamore & Evergreen West Sac	Recl. Dist. easement
67310-23	.826	1212 Merkley Ave West Sacramento	Branch Library (AF Turner)
67330-02	.096	W. Capitol - railroad	railroad strip
	14.845		

Winters and Winters Area				
3	201-04	.138	318 First St. Winters	City Hall & Police Department
3	203-16	.276	John Rogers Bldg., 201 First St. Winters	Branch Library/Community Room
38	070-06	30.610	Winters housing project CR 32	housing project
38	070-07	3.350	Winters housing project CR 32	housing project
		54.374		
Esparto and Madison Area				
48	210-02	10.970	Esparto, CR 87 & CR 19A	Esparto dump site
49	090-16	13.498	Madison housing project Hwy 16	Madison housing project (migrant camp)
49	283-01	.078	Omega Street, Esparto	Street/across from Jr High
49	284-01	.095	Omega Street, Esparto (between Madison & Grafton)	Street/across from Jr High
49	297-01	.701	Firehouse park West of Hwy 16 (Yolo Ave.)	Esparto town square park
49	297-02	.277	Scout Cabin, firehouse park, Esparto (W)	Esparto Town Hall
49	303-01	.979	Esparto Town Square, East of Hwy 16 (Yolo Ave.)	town square park
49	321-02	.331	N side of Woodland Ave/Alpha St., Esparto	Storage shed/water works
49	322-05	.517	S side of Woodland Ave/Alpha St., Esparto	Maintenance yard
49	371-01	.095	616 Omega St. Esparto	Street/across from Jr High
49	372-01	.095	606 Omega St. Esparto	Street/across from Jr High
49	443-07	.276	Corner Stephens & Main Sts. Madison	Fire District - Madison (2.71 ac.)
49	457-04	.138	Main St., Madison	Madison Town Hall
		28.05		
Cache Creek Canyon area				
18	260-34	40.000	on Cache Cr. Hwy 16 east of Cache Creek Park	Cache Canyon Park (new park - 40 ac.)
18	260-35	40.000	On Cache Cr. Hwy 16 east of Cache Creek Park	Cache Canyon Park (new park - 40 ac.)
18	270-04	602.060	Cache Creek Canyon Park Hwy 16	Cache Canyon Park
18	270-16	65.940	Cache Creek Canyon Park Hwy 16	Cache Canyon Park
60	190-01	22.625	off Hwy 16 E on CR 57, to Cache Creek - Guinda	Vernon Nichols Park
60	190-07	2.935	Cache Creek as immediately above - Guinda	Vernon Nichols Park
		773.56		

Dunnigan & Zamora Area				
51	140-03	29.050	CR. 2 west of I-5, Buckeye Creek	old Dunnigan dump site
51	221-01	.389	CR 89A, Dunnigan	Dunnigan Town Hall
55	126-01	.165	First & Main Sts, Zamora	Zamora Fire Station
		29.604		
Knights Landing				
56	285-04	.115	Oak Grove Ave., Knights Landing	Storage sheds
56	285-05	.028	Oak Grove Ave., Knights Landing	KL Fire Station
56	285-06	.064	Oak Grove Ave., Knights Landing	KL Fire Station
56	302-03	.331	512 Third St., Knights Landing	Branch Library
		0.538		
Rural-in general				
25	320-11	.301	Rd. 98 median	
25	120-41	6.65	South of CR 20 north of Monument Hill	flood control?
25	380-19	0.833	CR 97 next to Willow Oak Fire Dept.	
42	050-03	2.435	CR 102/CR 26-A (Willow Slough)	vacant
42	140-01	239.140	CR 29 & CR 104	YC landfill
42	140-02	239.140	CR 29 & CR 104	YC landfill
42	140-06	244.090	CR 29 & CR 104	YC landfill
42	140-07	32.820	CR 29 & CR 104	YC landfill
		765.409		
Town of Yolo				
25	401-14	1.009	Washington & Sacramento Streets	YC Housing Authority
25	401-3	.258	Sacramento Street	Yolo Town Hall
25	401-13	0.231	2nd & Sacramento Streets	Branch Library
		1.498		

Sacramento Riverfront				
42310-12	25.67	Hwy 16 (CR 124 & CR 22)	Elkhorn Park	
57240-01	21.740	Hwy 16 (CR 22)	Elkhorn Park	
	47.41			
Yolo County Airport				
37010-03	107.870	CR 95 & CR 31	Airport/Davis-Winters	2/28/89
40190-06	191.930	CR 95 & CR 29/30	Airport/Davis-Winters	2/28/89
40190-11	124.230	CR 95 & CR 29/30	Airport/Davis-Winters	2/28/89
	424.05			

DEPARTMENT OF TRANSPORTATION

DISTRICT 3

BOX 911, MARYSVILLE 95901
Telephone (916) 741-4274
TDD (916) 741-4463



May 18, 1990

File: 03-Excess Lands
(General)

Mr. Richard Bornholdt
Consulting Group
110 Belvedere Street, Suite 209
San Rafael, CA 94901

Dear Mr. Bornholdt:

Re: Yolo County Excess Land Parcels

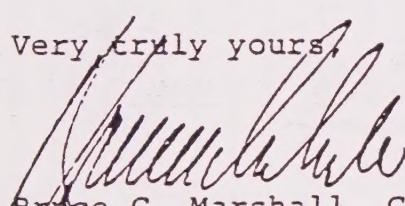
Confirming our telephone conversation of May 16, 1990, Caltrans has two available excess land parcels in Yolo County. These are:

PL-010609, et al - a 400± Ac. property adjacent to the north side of the Yolo Bypass on Highway 80. This property lies entirely in a flood plain and is currently being proposed for sale to the Department of Fish and Game for wildlife habitat.

DD-028882-01-01 - a 166 Sq. Ft. parcel on Highway 113 approximately 5 miles north of the City of Davis.

It is understood that neither of these properties will qualify for your program of searching for available sites in Yolo for low income housing.

Very truly yours,



Bruce C. Marshall, Chief
Real Property Services

BCM:slt

HOUSING AUTHORITY OF THE COUNTY OF YOLO

POLICY AND PROCEDURE MANUAL

SECTION:	8000 - 8099
	Section 8 Program
SUB-SECTION:	Exhibit I
PAGE 1 OF 1	DATE ISSUED:
REV. NO:	3/13/90

INCOME LIMITS 02-16-90 NUMBER OF PERSONS IN FAMILY (37,500)

	1	2	3	4	5	6	7	8+
A. LOWER INCOME	21,000	24,000	27,000	30,000	31,900	33,750	35,650	37,500
B. VERY LOW INCOME	13,150	15,000	16,850	18,750	20,250	21,750	23,250	24,750

FAIR MARKET RENTS 10-01-89 NUMBER OF BEDROOMS

0	1	2	3	4	5	6
\$376	\$448	\$536	\$779	\$827	\$951	\$1075

MOBILE HOMES: \$179 (S) \$213 (D)

ANNUAL ADJUSTMENT FACTORS 11-22-89

A. Highest Cost Utility

	<u>INCLUDED</u>	<u>EXCLUDED</u>
<u>UNDER \$300</u>	<u>1.052</u>	<u>1.053</u>
\$300 to 369	1.049	1.051
\$370 to 429	1.046	1.047
\$430 to 489	1.043	1.041
\$490 to 546	1.040	1.033
\$550 to 609	1.038	1.033
\$610 to 729	1.032	1.027
\$730 to 849	1.026	1.019
\$850 to 969	1.021	1.012
\$970 Plus	1.015	1.012

Mobile Home Adjustment Factor 1.035

NUMBER BEDROOMS	<u>SEC-8</u>			<u>NUMBER OF UNITS</u>
	A.	C.	VOUC.	
0	0	.10	0	10 (5 ELDERLY)
1	27	310	22	359 (250 ELDERLY)
2	4	337	40	381
3	0	122	38	160
4	0	36	0	36
5	0	0	0	
				TOTAL 946

U.C. BERKELEY LIBRARIES



C101693940